Leamy Lake Park

Sector Plan

Planning Division,
Capital Planning and Real Asset Management

1997

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National Capital Commission
Commission de la capitale nationale

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Executive Summary

Context

Since it opened in 1961, Leamy Lake Park has been the object of many studies and discussions aimed at defining its planning and development options. In 1993, the National Capital Commission's Management Committee partly approved the principal orientations for the Leamy Lake Park Sector Plan. In addition, having adopted an overall policy framework and a partnership-based strategy, the Commission joined forces with the City of Hull in an effort to complete the plan. This would ensure that future planning and development would be balanced, efficient and respectful of the park's unique features.

The Agence d'urbanisme Lavoie et Picotte was selected to produce the Leamy Lake Park Sector Plan, with the help of the partners and in cooperation with local interest groups. Among its key objectives, the plan aims to provide a long-term vision of the park, to define the specific functions of each sector of the park and their relation to adjacent sectors, and to provide an action plan, a management plan, an investment plan, a partnership plan and an environmental monitoring plan.

Several public agencies, including the Communauté urbaine de l'Outaouais (CUO) and the Association Touristique de l'Outaouais (ATO), have emphasized the importance of Leamy Lake Park from a regional perspective in their long range plans. Indeed, the park is a major greenspace conservation area, and has all the necessary features to become a prime tourist recreation area. In addition, its vast ornithological and archaeological possibilities support the development orientations preferred by the main partners in this project. In its 1990 Official Plan, the City of Hull identifies the Leamy Lake sector as a major interest area. Finally, the plan takes into account the Commission's national mandate as well as the policies of the 1988 *Plan for Canada's Capital : A Federal Land Use Plan* (presently under review).

National Capital Commission
Commission de la capitale nationale

Ville de Hull

L'agence d'urbanisme Lavoie et Picotte

Communauté urbaine de l'Outaouais

Association touristique de l'Outaouais

Inventory and Analysis

Study area boundaries

Leamy Lake
Carrière Lake

Rose-breasted grosbeak

Arrowhead artifact

Leamy Lake Park is bound to the north by the Gatineau River, to the south by Highway 5, to the east by the Ottawa River, and to the west by boulevard de la Carrière and the Canadian Pacific railway. The study area covers 174 hectares (430 acres), and the combination of Carrière Lake, the Leamy Lake outlet and tributary and the two adjacent rivers comprises a unique water system. The Gatineau River inlet has played key economic and social roles throughout the history of the region.

The dams and flood control structures built both upstream and downstream of the site have shaped the hydrography of the park and adjacent area. Almost the entire area is located within the 20-year floodplain. However, thanks to the hydroelectric dams and water level control structures built by Hydro-Québec, water levels are controlled and much less subject to large variations. Water quality studies conducted on the entire water system have shown that connecting the Gatineau River to Leamy Lake and to Carrière Lake would benefit the entire water system.

Flora and fauna inventories attest to the site's diversity. Although it cannot be described as an exceptional concentration of species, the site is home to a number of plant species classified as rare at the regional, provincial and even national level. Salamanders, as well as small mammals such as squirrels, beavers and muskrats, can be found on site. The area located to the northwest of Leamy Lake is a prime birdwatching area, and is viewed as such by the local birdwatching community. Leamy Lake has an abundance of aquatic vegetation and spawning areas all along its shoreline.

In the past, the geographic location of Leamy Lake Park made it a preferred trading site and encampment area for the Native peoples of the greater Outaouais region. The Gatineau River delta is located at the meeting point of two major river systems that have been heavily used since the start of human activity in the area. During the prehistoric period, Aboriginal populations would occupy the site either for short layovers or for longer periods based on fishing or growing seasons. Later, during the colonisation of the region, the site was used extensively by the forest industry for log runs. Today, following several archaeological excavation campaigns, the Leamy Lake Park site is recognised as the richest and largest archaeological site in the Outaouais, and one of the most important sites in Quebec.

Leamy Lake Park is located at the heart of the Hull-Ottawa-Gatineau metropolitan area. The urban area now surrounds the site and even encroaches upon it. Adjacent land uses include mixed-use areas, a commercial-institutional area and an industrial area. The land owned by the Commission has been designated as parkland and open space. The NCC owns the majority of the land located in the study area. Other landowners include the City of Hull, Casiloc Inc., the Ministère des transports du Québec, the Communauté urbaine de l'Outaouais and private interests.

The management and maintenance of Leamy Lake Park fall under the jurisdiction of the NCC, which in turn delegates certain responsibilities to private-sector firms. In recent years, certain land management practices have been modified due to budget restrictions. The park is equipped with a wide range of recreation facilities. With the exception of the boulevard Fournier residential enclave, there are few buildings in the study area. The park is covered by a network of recreational pathways that link it to the urban areas of the Capital. There are two main access points, and the park has a total of 646 parking spaces. Several viewpoints along the recreational pathways offer scenic views.

Leamy Lake Park is used mainly in summer, and the most popular activities include swimming and other water-based activities, cycling, walking, birdwatching, fishing, picnicking and simply relaxing. Although the park is closed during the winter, cross-country skiers, walkers, snowshoers and ice-fishermen use the lake.

The potential and constraints analysis helped identify key features of the park, which in turn served as building blocks for the development options.

Planning and Environmental Objectives

Planning objectives and environmental objectives were developed in order to guide the elaboration of development options for the park. The development objectives are drawn from the key features and the potential of the site. They aim at confirming Leamy Lake Park as a "Capital park," encouraging the development of the site by way of its potential for tourism recreation and archaeology and ensuring the long-term viability of the existing open space networks. The environmental objectives have been developed based on the natural environment and man-made features as well as an evaluation of the policies of the parties involved. They are based on a sustainable development approach, including the preservation, protection and enhancement of the natural environment, and are targeted at improving the quality of the entire water system.

— Existing recreational pathway
● Fitness station

-- Road network
■ Parking
➔ Vehicle access

Proposed Planning Options

Two planning options for Leamy Lake Park were developed by the project team. Each was based on the planning and environmental objectives, the potential and constraints, and the inventory of existing conditions. Both options — the moderate (extensive) option and the intensive option — were first submitted to review by a limited number of interested parties, including the two main partners in the project, representatives from groups of citizens, local interest groups and local experts. In addition, close to 100 area residents expressed their views and participated in the discussion during a public consultation meeting. Both options were also analysed on the basis of planning objectives and environmental considerations. The results of these consultations were submitted for review to the partners' decision-making committees.

Public consultation

Preferred Planning Option

According to the comments expressed and the briefs submitted, the option preferred by the majority of the people, groups and organisations consulted was the intensive option. This option includes the proposal for limited and controlled pleasure boating. This was also the preferred option of the two main partners in the project, the NCC and the City of Hull. In addition, a carrying capacity study dealing specifically with the two lakes zone showed that this area can support a certain number of major events, as long as the cumulative environmental impacts of these activities are monitored to show that the activities remain feasible, and that proper mitigation measures are put in place.

The Capital park designation allows Leamy Lake Park to maintain and consolidate its two main vocations. Leamy Lake Park remains a preservation-oriented ecological park, aimed at enhancing the area's natural, historic and prehistoric heritage, as well as playing a role in welcoming visitors to the Capital, and communicating, animating and interpreting the Capital to its visitors. Furthermore, from a regional perspective, the park's tourism and recreation potential will be achieved in cooperation with interested partners.

info

Capital Park
- Preservation
- Heritage
- Welcoming function, communication, animation and interpretation

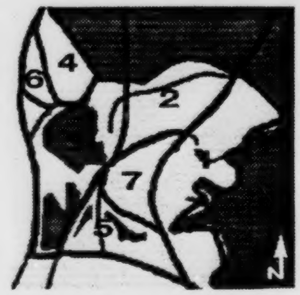
info

Regional Perspective
- Tourism and recreation potential
- Partnership

The Planning Zones

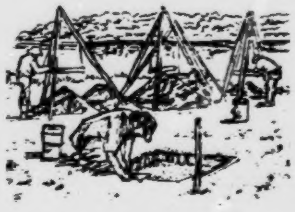
Leamy Lake Park is divided into seven distinct planning zones in order to simplify management and facilitate presentation of the specific features of proposed interventions and activities:

- **the east zone** (1): a preservation area allowing low- to moderate-intensity activities.
- **the north zone** (2): a preservation area allowing low- to moderate-intensity activities.
- **the lakes zone** (3): a moderate- to high-intensity activity zone, location of tourist recreation facilities.
- **the ornithological zone** (4): a preservation area allowing low-intensity activities.
- **the Brewery Creek zone** (5): a preservation area allowing low-intensity activities.
- **the industrial zone** (6): a high-intensity activity area allowing industrial activity and public services.
- **the Fournier sector** (7): a mixed-use urban area, where the dominant use is residential. The vocation of this area does not change.



Planning zones

Proposed activities are divided into three categories: low-, moderate- or high-intensity, according to their impact and the risk of disruption of the biophysical environment and the nature and intensity of human activity. In addition, all park activities are subject to an ongoing environmental impact analysis, including cumulative impacts.


Archaeological excavations

The sector plan proposes a list of activities and an action plan for each zone. The plan also responds to the planning objectives set early in the planning process. A summary analysis of the planning objectives and recommended activities and actions illustrates this relationship.

The activities and interventions proposed in the preferred planning concept were subjected to an impact analysis. The residual impacts were determined following the implementation of the proper mitigation measures.

Controlled pleasure boating

Park Management

The management of the park falls under the responsibility of the NCC's Urban Lands and Transportation section, of the Environmental and Land Management Branch (ELM). A detailed management plan will be prepared on the basis of the orientations included in the sector plan. This plan should provide managers with the tools necessary for the proper development and management of Leamy Lake Park.

Site clean-up

An environmental monitoring program will be set up and will enable managers to assess the impacts of new facilities and activities and implement proper corrective measures when required. Park managers will have to deal with issues relating to the full range of activities and services proposed in the sector plan, including the beach, boating, major events, site security, parking, winter activities, lease and rental of building, site maintenance and partnerships. The sector plan offers a series of measures to assist in the implementation of a management plan. These measures are consistent with the orientations of the sector plan.

The implementation of the Leamy Lake Park Sector Plan will require investments which will either flow from partnership agreements between public- and private-sector organisations or as individual projects undertaken by one or more of these organisations. The sector plan includes recommendations on the distribution of investments among partners for all of the activities proposed for each planning zone.

Fireworks displays

Pedestrian footbridge located at the north entrance

Leamy Lake beach

Project Update

During the preparation of the sector plan, many projects were carried out, some through public and private partnerships. Other projects were submitted for public consultation, for environmental impact assessment or for review by interested parties. These projects were guided by the planning objectives contained in the sector plan as it was being prepared. Other projects are either at the planning stage or being carried out.

Conclusion

The Leamy Lake Park Sector Plan reconfirms the area's primary role as a Capital park, and puts the park's tourism recreation potential in a regional context. The plan aims to safeguard and enhance the park's natural resources and installations, and make the park accessible to area residents and visitors to the Capital alike. The plan will allow the coexistence of the park's three dominant vocations, namely the preservation of the natural environment, tourism recreation and archaeology.

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Table of Contents

1

Foreword 1
1.1 Terms of Reference 1
1.2 Sector Plan Objectives 1
1.3 Study Methodology 2
1.4 Document Structure 2
1.5 Area Studied 4
1.6 Management and Project Teams 4

2

Situation Review 7
2.1 Planning Context 7
    2.1.1 National Capital Commission Planning 7
    2.1.2 City of Hull Official Plan 8
    2.1.3 Communauté urbaine de l'Outaouais Development Plan 9
    2.1.4 Association touristique de l'Outaouais Development Plan 9
2.2 Physical Environment 9
    2.2.1 Physical Components of Site 9
    2.2.2 Hydrography and Water Quality 10
    2.2.3 Flood Plain Areas 11
    2.2.4 Gatineau River 11
    2.2.5 Leamy Lake and Carrière Lake 12
    2.2.6 Leamy Lake Outlet 13
    2.2.7 Plant Life 13
    2.2.8 Wildlife 14
2.3 Human Environment 15
    2.3.1 Prehistory 15
    2.3.2 History 17
2.4 Land Use 19
2.5 Park Infrastructure 20
2.6 Land Tenure 20
2.7 Management 21
    2.7.1 Naturalization Program 22
    2.7.2 Signage 22
    2.7.3 Operational Standards 23
2.8 Zoning 23
2.9 Buildings 24

2.10 Recreational Pathways 24
2.11 Site Accessibility and Parking 25
2.12 Landfill Sites 26
2.13 View Points 26
2.14 Realty Development Potential 27
2.15 Park Attendance 28
2.16 Leamy Lake Park in the Surrounding Community 28
2.17 Potential and Constraints 29
2.18 Summary 33

3 **Development** 35

3.1 Development Objectives 35
3.2 Development Considerations 35

4 **Environmental Planning** 39

4.1 Environmental Objectives 39
4.2 Environmental Considerations 40

5 **Development Scenarios** 41

5.1 The Consultation and Decision Process 41
5.2 Public Consultation 43
5.3 The Two Options Submitted to Consultation 43
  5.3.1 The Moderate Option 43
  5.3.2 The Intensive Option 44
  5.3.3 Common Points 44
5.4 Analysis Based on Development Considerations 45
5.5 Analysis Based on Environmental Considerations 47
5.6 Alternative Solution 49

6 **Prefered Development Scenario** 51

6.1 Preferred Scenario 51
6.2 Park Development Zones 52
6.3 Activity Level 52

7 **Sector Plan by Development Zone** 55

7.1 East Zone 55
  7.1.1 Activities and Actions 56
  7.1.2 Prehistoric Heritage 56
  7.1.3 Gatineau Boom Building 57
  7.1.4 Action Plan 58

7.2 North Zone 59
  7.2.1 Activities and Actions 59
  7.2.2 Action Plan 61
7.3 Lakes Zone 61
  7.3.1 Activities 62
  7.3.2 Opening the Water Network 63
  7.3.3 Pleasure Boating and Navigational Tourism 63
  7.3.4 Beach (Building and Parking) 65
  7.3.5 Recreational Pathways 66
  7.3.6 Commercial Buildings and Building Projects 67
  7.3.7 West Shore of Leamy Lake and Carrière Lake 67
  7.3.8 Historic Heritage 68
  7.3.9 Action Plan 68
7.4 Ornithological Zone 69
  7.4.1 Action Plan 71
7.5 Brewery Creek Zone 72
  7.5.1 Action Plan 73
7.6 Industrial Zone 73
  7.6.1 Action Plan 74
7.7 Development Summary 74

8 **Environmental Impact Assessment** 79

8.1 East Zone 79
8.2 North Zone 81
8.3 Lakes Zone 82
8.4 Ornithological Zone 86
8.5 Brewery Creek Zone 87
8.6 Industrial Zone 88

9 **Park Management** 89

9.1 Management Plan 89
9.2 Environmental Monitoring 89
9.3 Park Administration 90
9.4 Park Maintenance 93
9.5 Year-Round Use 93
9.6 Land Tenure 94
9.7 Signage 94
9.8 Toponymy 95
9.9 Integration Within the Surrounding Community 96
9.10 Partnership 96

10 **Update** 103

10.1 Projects Completed to Date 103
10.2 Projects Planned or Under Way 103

11 **Conclusion** 107

12 **Bibliography** 109

13 **Related Information** 111

13.1 List of Plans 111
13.2 List of Tables 111
13.3 List of Consulted Organizations and Individuals 112
13.4 Photographic Sources 113
13.5 Appended Consultation Documents 113

Foreword 1

1.1 Terms of Reference

The National Capital Commission (NCC) and the City of Hull wanted to pool their efforts to plan harmonious and effective development that respects the characteristics of Leamy Lake Park. Together, they gave urban planning agency Agence d'urbanisme Lavoie et Picotte the mandate to develop the Leamy Lake Park Sector Plan. The terms of reference included the following actions:

- summarize the various studies performed on the sector;
- present a general picture of the sector;
- determine principal considerations;
- define land-use designations;
- assess all possible impacts;
- design optimal development of the sector;
- develop a long-range investment plan;
- establish a development strategy.

1.2 Sector Plan Objectives

The Leamy Lake Park Sector Plan defines the functions of the park sector and its relationship with the adjoining sectors, and its objectives are to:

- determine a long-term vision for park planning;
- validate the orientations of the sector plan according to the terms of reference of the Commission and the expectations of partners;
- specify site designations;
- establish land-use priorities;
- determine facilities to be established to affirm the recreation and tourism role of the park;
- conserve and enhance the rich prehistoric, historical and ornithological heritage;
- protect shorelines and flood-risk areas;

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Ville de Hull

L'agence
d'urbanisme
Lavoie et Picotte

- ensure the integrity of greenspace networks;
- consolidate the major recreational pathway networks of the sector, the city and the region;
- determine partnership details between the various stakeholders;
- set long-range development and conservation objectives;
- validate proposed scenarios;
- propose an environmental follow-up;
- define a management and investment plan;
- streamline land management;
- oversee the mandates of managerial units.

1.3 Study Methodology

Each phase in the development of the sector plan, as shown in the study methodology diagram on the following page, attests to constant cooperation between the work teams from the NCC and the City of Hull (the principals), the consulted groups, the administrators and the consultants. The following four points sum up the approach that was favoured:

1. **Knowledge of the terrain**: inventory and analysis, mapping, site investigation.

2. **Validation**: confirmation, adjustment and validation of the report and major thrusts by the workshop group, made up of work team members and representatives from organizations working in areas relating to Leamy Lake Park.

3. **Development options**: the formulation of two development options: moderate and intensive, consultation with the public and with concerned organizations, consultation with the principals, selection and refinement of final option.

4. **Sector plan**: conclusion of studies and drafting of final report on the sector plan.

1.4 Document Structure

The sector plan is broken down into two parts:

- the first takes stock of the situation from several perspectives: planning tools, the natural environment, the built environment and environmental considerations. A profile of the situation completes the analysis;
- the second contains objectives and key points, major orientations, development scenarios, the final concept developed by zones of action, and the environmental impact assessment. A management plan and an update appear at the end of the document.

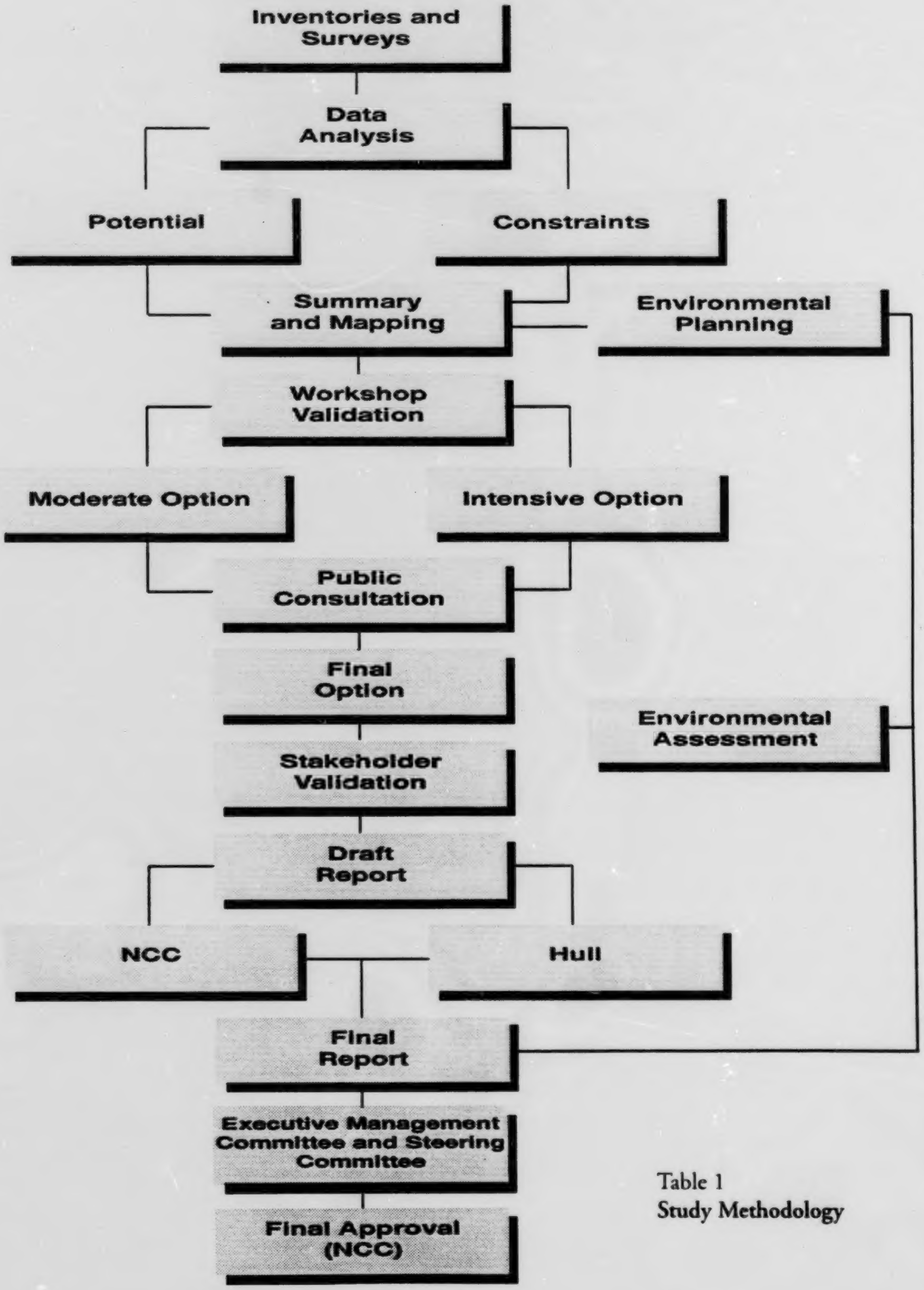

Inventories and Surveys
Data Analysis
Potential
Constraints
Summary and Mapping
Environmental Planning
Workshop Validation
Moderate Option
Intensive Option
Public Consultation
Final Option
Environmental Assessment
Stakeholder Validation
Draft Report
NCC
Hull
Final Report
Executive Management Committee and Steering Committee
Final Approval (NCC)

Table 1
Study Methodology

1.5 Area Studied

❐

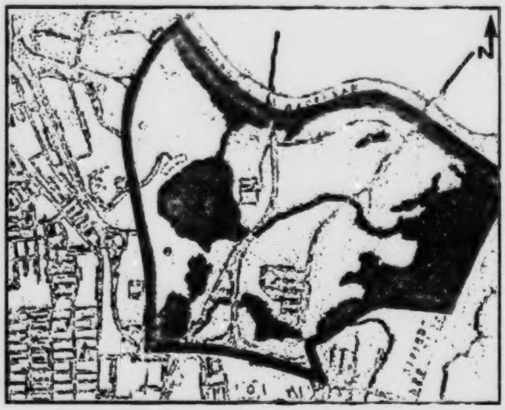
See Plan 1
Regional Context

❐

See Plan 2
Area Study Boundaries

Leamy Lake Park is located within its regional context in Plan 1, while the boundaries of the area studied, which covers an area of 174 hectares, (430 acres) are shown in Plan 2:

- to the north: the Gatineau River;
- to the south: Highway 5;
- to the east: the Ottawa River;
- to the west: boulevard de la Carrière and the railroad.



1.6 Management and Project Teams

This planning process called for the joint cooperation of a multidisciplinary team whom we wish to thank for their active participation throughout the process.

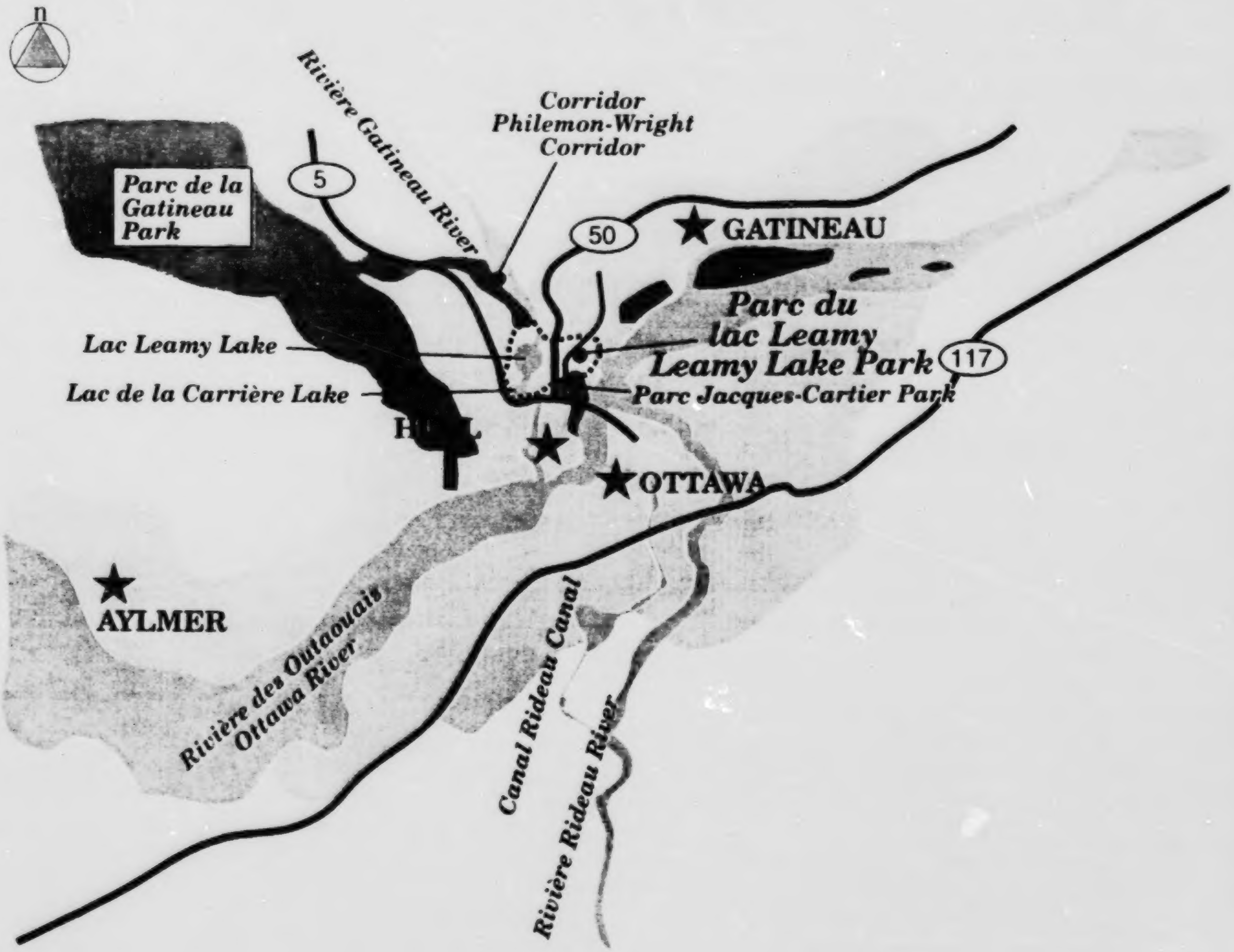
Client Organization Members:

- **Steering Committee**
  NCC: F. Lapointe, Director, Long Range Planning
  City of Hull: P. Tanguay, Director, Urban Planning

- **Project Team**
  NCC: D. Miron, Chief, Urban Planning, project leader
  G. Simonyi, Environmental Assessment
  K. Jones, Environmental and Land Management
  M. Blanchard, Environmental and Land Management
  D. Larabie, Environmental and Land Management
  City of Hull: J. Sabourin, Planning Executive, Urban Planning, project leader

Plan sectoriel du parc du Lac-Leamy
Leamy Lake Park Sector Plan

Plan 1 : Le contexte régional
Regional Context


n
Rivière Gatineau River
Corridor
Philemon-Wright
Corridor
Parc de la
Gatineau
Park
5
50
GATINEAU
Parc du
lac Leamy
Leamy Lake Park
117
Lac Leamy Lake
Lac de la Carrière Lake
Parc Jacques-Cartier Park
HULL
OTTAWA
AYLMER
Rivière des Outaouais
Ottawa River
Canal Rideau Canal
Rivière Rideau River

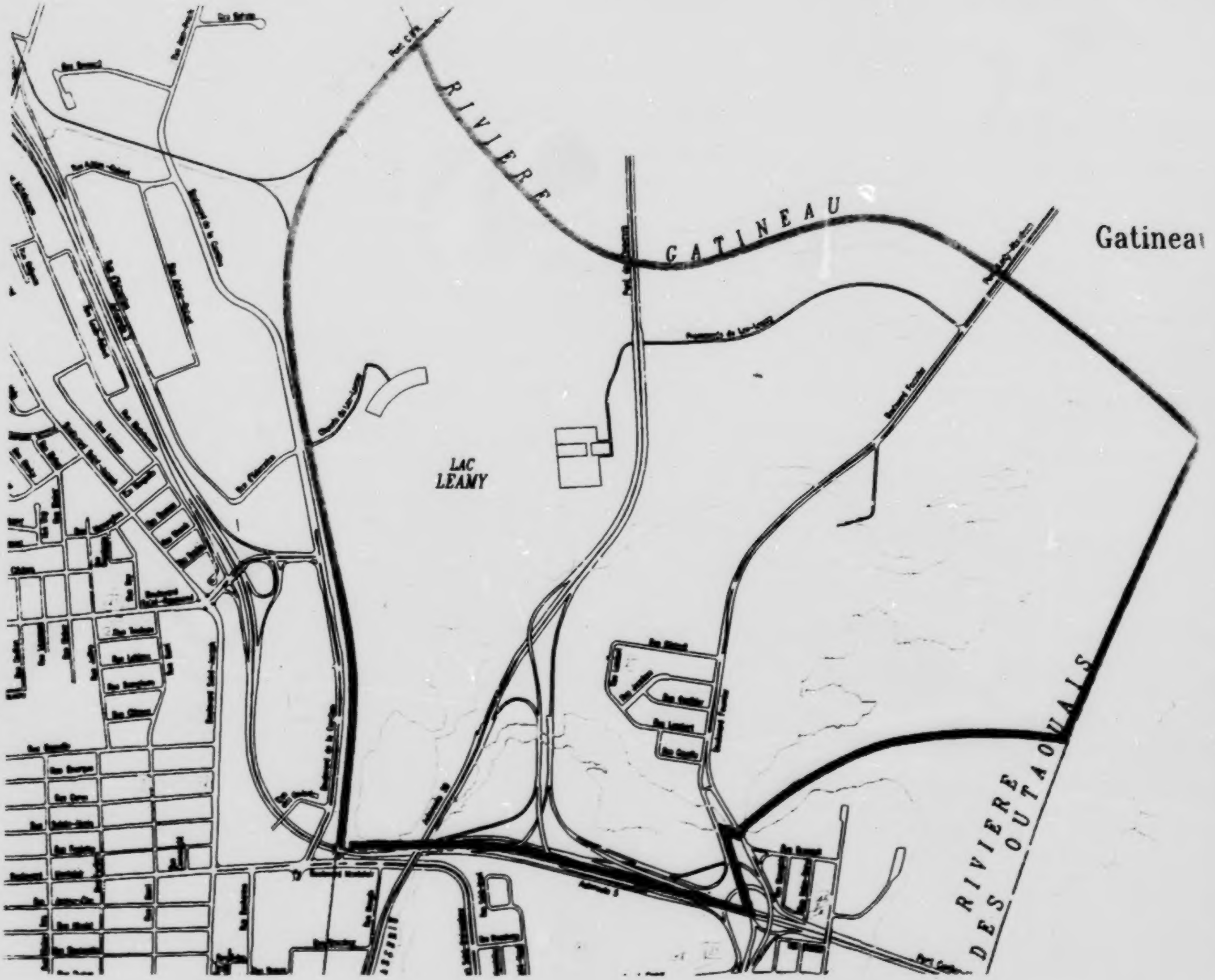
L'Agence d'urbanisme Lavoie

National Capital Commission
Commission de la Capitale nationale

★ CENTRE-VILLE / DOWNTOWN
◌ LIMITES DU PARC / PARK LIMITS
▨ TISSUS URBAIN / URBAN AREA

Plan sectoriel du parc du Lac-Leamy
Leamy Lake Park Sector Plan

Plan 2 : Les limites du territoire étudié
Area Study Boundaries


RIVIERE GATINEAU
Gatineau
LAC LEAMY
RIVIERE DES OUTAOUAIS

L'agence d'urbanisme Lavoie

National Capital Commission
Commission de la Capitale nationale

- **Contributors**

NCC:
C. Bauer, Capital Interpretation
M. Boulet, Interpretation Programs
L. Bégin, Intergovernmental Relations
J. Brunet, MTQ/NCC Transportation Network Agreement
M. Céré, Graphic Design
M. Comeau, National Programming
L. Fardin, Design Approval
J. Fortier, Heritage
D. Hamelin, Federal Land Use Approval
T. Holland, Negotiator, Realty Transactions
J. Houde, Legal Services
A. Keklikian, Transportation Planning
A. Lafrenière, Development Projects Planning
J. G. Noël, National Programming
C. Potvin, Design and Construction
S. Pecek, Public Consultation
J. P. Rochon, Transportation Network Agreement

City of Hull:
C. Côté, Communications
L. Bureau, Urban Planning
A. Croteau, Real Estate Development
M. Diver, Urban Planning
A. Lüttgen, Economic Development
Y. Patry, Engineering
P. A. Roy, Engineering
G. Séguin, Recreation

Agency Members:

- **Coordination**

Claude Lavoie, urban planner

- **Urban Planning and Development**

Jean Picotte, urban planner

- **Environmental Studies**

Marc Cloutier, geologist

- **Greenspaces and Management**

Marcel Piuze, landscape architect

- **Mapping**

Mario Desaulniers, computer graphics designer
Caroline Gagné, computer graphics designer

Situation Review 2

2.1 Planning Context

The Leamy Lake Park Sector Plan will be used to varying degrees by several public agencies:

- for the NCC, the plan comes under its planning framework and the review process for the *Plan for Canada's Capital: A Federal Land Use Plan*. It guides decisions on investments, actions, design and management in the short, medium and long term;
- for the City of Hull, it is incorporated in the urban planning program and regulations as a major urban park and the site of recreational and tourist activities;
- for the Communauté urbaine de l'Outaouais (CUO), it is part of the regional development plan, as one of the principal greenspaces for conservation and recreational and tourism activities;
- it constitutes a key element of the Association touristique de l'Outaouais' (ATO) development plan.

❐

See Plan 1
Regional Context

2.1.1. National Capital Commission Planning

First established in 1961, Leamy Lake Park has been the subject of several studies and debates over the past 15 years with a view to determining its major development thrusts:

- the national mandate conferred upon the NCC under the revised and expanded *National Capital Act* in 1988;
- policies adopted by the *Plan for Canada's Capital: A Federal Land Use Plan* review process in 1988 with respect to the designation of "Capital park" and "Capital conservation land." The review of the plan is scheduled for 1997 and should reflect the thrusts favoured by the sector plan;

Goal:
"A Capital in which parks are developed as an integral part of its image, providing opportunities for active and passive recreation, and the accommodation of Capital events and activities"

Capital Parks
***Plan for Canada's Capital: A Federal Land Use Plan*, 1988**

NCC Mission Statement

To communicate Canada to Canadians through the Capital

◊

To make the capital a meeting place for Canadians

◊

To safeguard and preserve Canada's treasures

- a sector plan initiated in the early 1980s, but never adopted;
- a Leamy Lake Park development study carried out by Somer in 1982;
- a Leamy Lake Park development plan formulated in 1985;
- a December 22, 1993 resolution adopted by the NCC Executive Management Committee, with the following orientations:
  - a regional amusement park around Leamy Lake
  - a conservation zone north of the lake
  - an ecological park east of highway 550
  - a service area between the Leamy Lake Parkway and the Gatineau River
  - a service area by the old Gatineau Boom building;
- **a 1994/95-1998/99 General Plan** and a revised 1994 **Project Management System** identifying the planning and management approach guiding the current sector plan for Leamy Lake Park;
- the inclusion of Leamy Lake Park in the National Interest Land Mass (NILM) exercise;
- the NCC's adoption of framework policies for Leamy Lake Park planning: the use of partnership between the public and private sectors as a facilities management tool, the insertion of sustainable development within environmental concerns, etc.;
- the policy on Capital parkways and the orientations of the recreational pathways integrated network plan for the National Capital Region approved by a group of partners in the National Capital Region (NCR).

The Leamy Lake Park sector plan, situated within its regional context under Plan 1, comes within the NCC's planning process for framing its actions, investments and activities, as well as those of its partners in development and improvement. The sector plan must be submitted for federal land use approval as laid down in the *National Capital Act*.

info

National Capital Act
Chapter N-4
Article 12

2.1.2 City of Hull Official Plan

In its 1990 official plan, the City of Hull identified the Leamy Lake sector as a focus of major interest, both for its ecological wealth and its recreational and tourism activities. This thrust has been maintained and accentuated in the ongoing review process, with a view to developing a centre for recreation and tourism and conserving the natural habitat.

Ville de Hull

2.1.3 Communauté urbaine de l'Outaouais Development Plan

In the CUO's development plan, Leamy Lake Park is identified as a multi-purpose recreation and tourism centre with a regional outlook. The orientation of the sector plan should take this objective into account, and it will most likely be maintained in the plan revision:

Communauté
urbaine
de l'Outaouais

- a recreation and tourism centre for the region and beyond;
- a commercial zone between Leamy Lake and boulevard de la Carrière;
- the protection and enhancement of the prehistoric, historical and ornithological heritage;
- an important greenspace within an urban environment;
- visual qualities in the landscape;
- shore access;
- integration with the networks of recreational pathways and waterways;
- integration of compatible commercial and tourism operations;
- integration of the urban sector and Leamy Lake Park.

2.1.4 Association touristique de l'Outaouais Development Plan

Among the objectives in the ATO development plan review, several are specifically concerned with the site of Leamy Lake Park:

Association
touristique de
l'Outaouais

- involve the region in dynamic contemporary trends;
- promote winter activities in an urban environment;
- enhance heritage and cultural tourism and ecotourism (prehistory, history, nature)
- encourage the creation of a teaching and interpretation centre for Amerindian archaeological excavations;
- increase facilities and services for boating tourism;
- integrate Leamy Lake Park into a river travel circuit.

2.2 Physical Environment

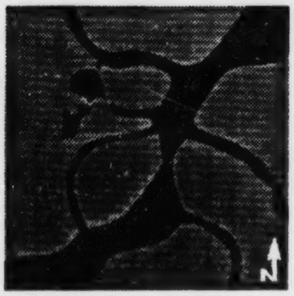
2.2.1 Physical Components of Site

The principal physical components of the site may be summed up as follows:

- Topography: flatlying and characteristic of flood plains, it is characterized by troughs which correspond to old channels, remains of a former delta of the Gatineau River. The ridges and troughs of the territory, flooded by spring rise, were probably formed during a deltaic period following the recession of the Champlain Sea;

- the littoral zone is level and silty;
- geology: limestone;
- geomorphology: fluvial deposits, sand and fine drifts;
- soil: brunisol and gleysol;
- climate: annual mean temperature is 5.2° C and average precipitation is 902 mm.

2.2.2 Hydrography and Water Quality



Hydrographic system surrounding Leamy Lake Park

The Gatineau River delta evolved significantly in the course of the last millennia, as can be seen in geomorphological and archaeological studies[1]. Prior to the modern era, Leamy Lake, its head and its outlet apparently formed a continuous watercourse which, during the following centuries, played a major social and economic role in the region. Successive floods, major variations in water levels and, more recently, dredging and infilling work, have transformed the hydrographic environment to give it the appearance it has today. Dams and flood control structures upstream and downstream from the site have also contributed to altering the hydrographic environment of the park and the surrounding area.

In the early 1970s, dikes were built by the NCC and the Société d'aménagement de l'Outaouais (SAO) at accesses to Leamy Lake: one between the Gatineau River and the lake and the other at the lake's outlet, in order to prevent the polluted water from the two rivers from flowing into the lake basin. However, the outlet dike allowed surplus water from the lake to flow out through a culvert equipped with a clapper valve in order to minimize the risk of backflow from the Ottawa River. While this operation was beneficial in that it limited contamination by polluted water, it also stimulated a process of eutrophication in the lake and its outlet[2].

Aerial view (1968)

Since 1975, a further significant element has influenced the sector's water system. The closing of quarry operations to the south of Leamy Lake and the fact that related pumping operations have stopped have led to the creation of a body of water that is now called Carrière Lake.

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[1] Marcel Laliberté, *Le potentiel archéologique du parc du lac Leamy* (prehistoric component)

[2] Consor 1993 and SNC-Lavalin 1995

2.2.3 Flood Plain Areas

❐

See Plan 3
Flood Plain Areas

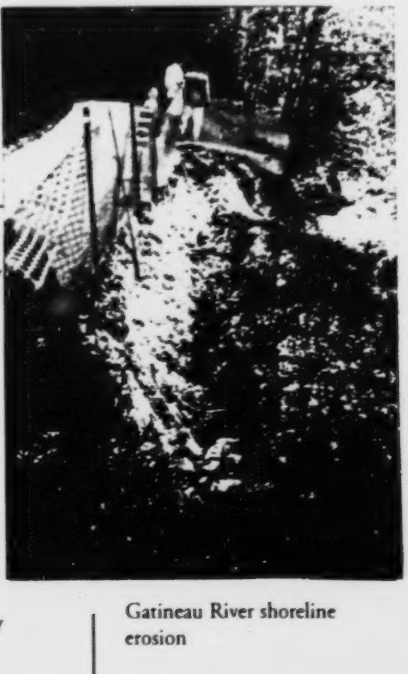
The combination of a relatively flat topography and variations in the water levels of the adjacent rivers leads to frequent flooding, and the flood plain areas are shown on Plan 3. Almost all of the territory is at risk of flooding, on average every 20 years. There are, however, sectors that are slightly higher in elevation, which are subject to flooding every 100 years. Areas that are not affected by flooding are:

- the area around the pavilion on the northwest shore of the lake;
- the entire run of Highway 550;
- almost all of boulevard Fournier;
- the Gatineau Boom building and its immediate vicinity.

However, major floods are virtually a thing of the past since Hydro-Québec's construction upstream and downstream of water control and hydroelectric structures. Thanks to these measures, water levels are better controlled throughout the year, and thus less subject to significant variations.

2.2.4 Gatineau River

The collected data and recent studies[3] show that the water of the Gatineau River is generally of good quality. Concentrations satisfy the water quality criteria of the ministère de l'Environnement et de la Faune du Québec (MEF), with the exception of occasional excessive levels of fecal coliforms in the summer, as well as total phosphorus in the winter and spring. A general degradation in the water quality is detectable in the spring (conductivity, turbidity, suspended solids and nutrients). Certain aspects of the urban environment of Hull contribute to an appreciable deterioration in the water quality of the Gatineau River: rainwater drainage, meltwaters from the snow disposal site and the occasional overflow from the sanitary drainage system. Concentrations of nutrients, metals, mineral salts and bacteria are markedly higher in the streams within the Hull boundaries that empty into the Gatineau River 500 to 850 metres upstream from the feeding channel into Leamy Lake. The water is well diluted before it arrives at the channel, since several parameters record no modification; only the biological parameters and conductivity show an increase in the spring. The banks of the Gatineau River to the west of Lady Aberdeen Bridge and upstream from the north channel of Leamy Lake are affected by erosion, and the process is all the more significant in view of the slight variation in the river level and the flow velocity.



Gatineau River shoreline erosion

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[3] Consor 1993 and SNC-Lavalin 1995

2.2.5 Leamy Lake and Carrière Lake

Leamy Lake
Carrière Lake
N

According to recent studies and surveys (Consor and SNC-Lavalin), Leamy Lake is currently in a mesotrophic state. Its location in an urban environment and the low level of water renewal since the closure of the feeding channel have greatly contributed to the degradation of the water quality.

Concentrations of fecal coliforms in Leamy Lake usually meet the MEF requirements for swimming, although excessive levels do occasionally occur. Concentrations in nutrients and metals are higher than for the Gatineau River, except in the spring. Total phosphorus measured for Leamy Lake (0.025 mg/l) is slightly higher than the MEF standard for lacustrine environments (0.02 mg/l), which encourages a heavy growth of aquatic plants. The salt content is remarkably higher — about five to ten times — than that of the Gatineau River; the salts probably come from de-icing salts used on surrounding roads.

The transportation of leaching waters from the former landfill site toward Leamy Lake makes for a moderate contribution in nutrients, mineral salts and certain toxic materials that contribute to increasing the biological production and salinity of the lake water.

The most significant variations in the biological parameters occur during the summer due to higher temperatures, recreational use of the lake and the presence of bird life. In the fall, there is a rise in nutrient levels due to the decomposition of organic material, while in the spring there is a slight increase in salt and metal content.

The water quality of Carrière Lake is comparable to that of Leamy Lake; total phosphorus concentrations are lower, indicating that the water is less biologically productive, coliform concentrations are very low and salinity is higher.

Laboratory analysis

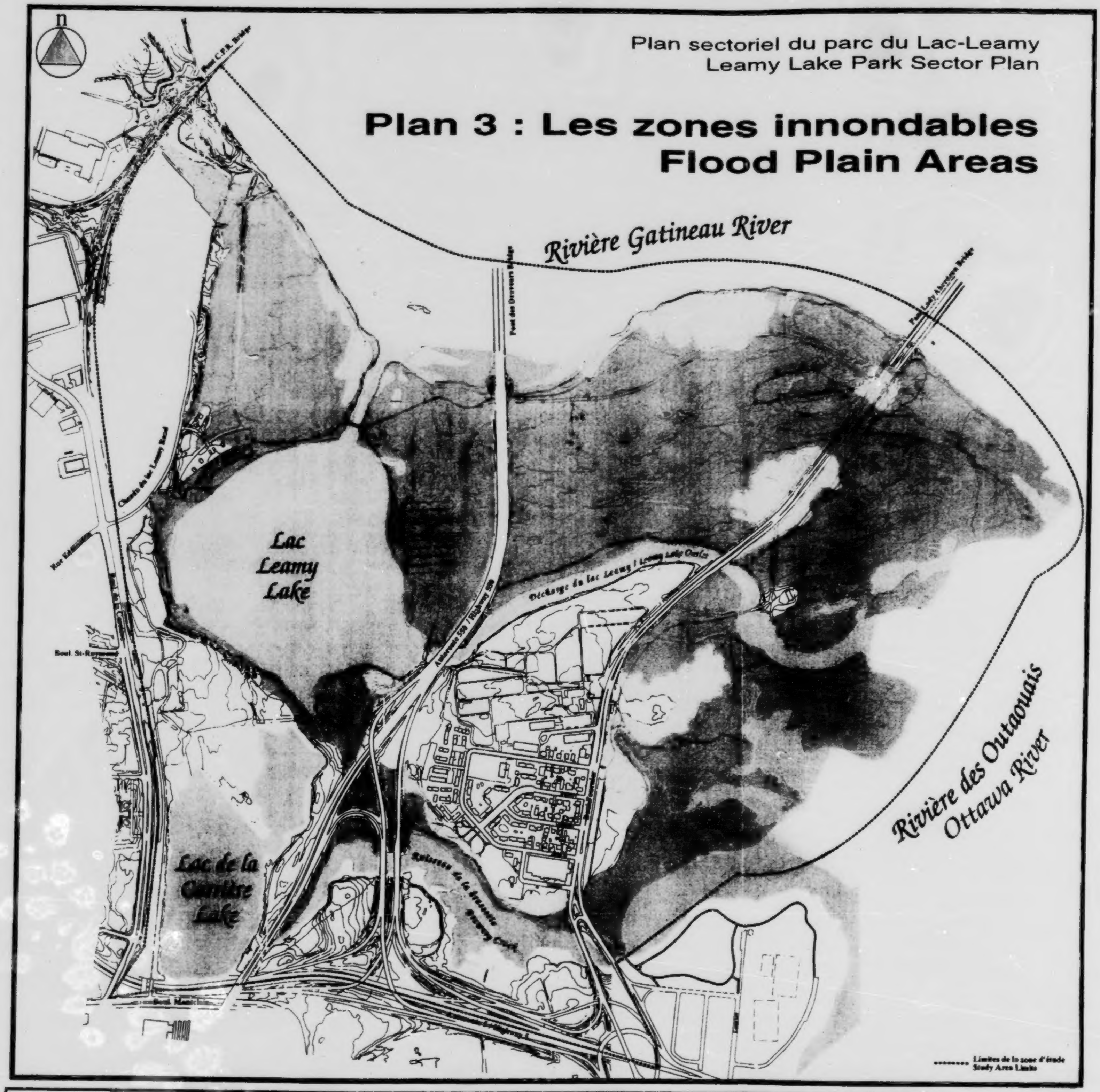
Shoreline erosion is apparent only in the beach sector and north of the Leamy Lake outlet. Carrière Lake is completely unaffected by this phenomenon.

Heavy growth of aquatic plans is noticeable on each side of the beach and on the north shore of Leamy Lake. This situation can dampen the enthusiasm of certain lake users, especially sailboarders, and has a significant influence on public perception of the water quality.

The SNC-Lavalin and Consor reports conclude that opening Leamy Lake to the Gatineau River and Carrière Lake would be beneficial for the hydrographic network of the park. This would allow water circulation in Leamy Lake, which in the medium and long term would improve water quality and reverse the eutrophication process described above. As well, better control of the lake's

Plan sectoriel du parc du Lac-Leamy
Leamy Lake Park Sector Plan

Plan 3 : Les zones innondables
Flood Plain Areas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Pont C.P.R. Bridge
Pont des Draveurs Bridge
Pont Lady Aberdeen Bridge
Rivière Gatineau River
Chemin du lac Leamy Road
Boul. St-Raymond
Lac Leamy Lake
Autoroute 50 / Highway 50
Décharge du lac Leamy / Leamy Lake Outlet
Lac de la Carrière Lake
Ruisseau de la Brasserie
Brewery Creek
Rivière des Outaouais
Ottawa River
Limites de la zone d'étude
Study Area Limits

L'agence d'urbanisme Lavoie

National Capital Commission
Commission de la Capitale nationale

▨ Crue de 20 ans
20 years flood

☐ Crue de 100 ans
100 years flood

discharge would help prevent the occasional backflow from the Ottawa River during spring runoff. According to the same studies, however, it is not recommended to connect Brewery Creek to the hydrographic network of Leamy Lake.

2.2.6 Leamy Lake Outlet

The Leamy Lake outlet is located in the southeast part of the lake. Water from Leamy Lake used to empty into the Ottawa River through this outlet before the valve on the culvert became inoperative. The stagnant water is now covered with aquatic plants, with a slow flow rate and shallow bed.

This watercourse cannot be used for pleasure boating because of its shallow depth, the reduced clearance under the bridges and the presence of a bypass dam allowing for a recreational pathway. Lastly, there is a wreck lying at the bottom of the outlet, close to the Gatineau Boom building.

■ Leamy Lake outlet

2.2.7 Plant Life

The site is characterized by a mix of southern species restricted to the flood plains of large rivers such as the Ottawa, the St. Lawrence and the Richelieu[4]. The mature forest vegetation, shown on Plan 4, is distributed on the site as follows:

- **basswood**: dominates in the large wooded areas of the site on the ridges, and occupies the majority of the territory;
- **silver maple, large-toothed aspen and red ash**: in the channels and humid depressions;
- **maple-hickory association:** on the eastern edge of the snow disposal site, around the pavilion on the north shore of Leamy Lake and between the Fournier sector and the highway;
- **poplar**: on the banks of the Gatineau River, between the Lady Aberdeen Bridge and the Des Draveurs Bridge;
- **poplar and basswood**: on the banks of the Gatineau River, north of the feeder to Leamy Lake and north of the Lady Aberdeen Bridge; on the small island across from the Leamy Lake feeder.

Bitternut hickory

❐

See Plan 4
Fauna and flora

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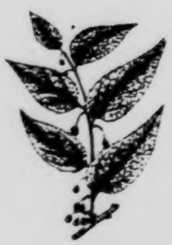
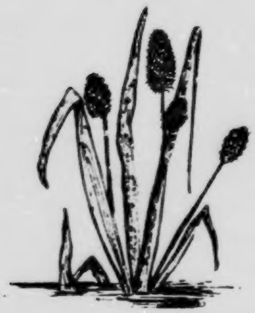
[4] Gagnon, Daniel, *Réserve écologique du lac Leamy*, Hull, Québec: Proposal for an ecological reserve, 1980.

Various shrubs are scattered throughout the site: on the south and southwest shores of Leamy Lake, on the south shore of its outlet, and on the banks of the Gatineau River, south of the railway bridge. Although there is not an exceptional concentration, the site boasts a large variety of species which are classified as rare at the regional, provincial and even national level. Plan 3 shows 39 sites and groupings of rare plants identified thus far. The MEF indexed two species that could be designated endangered or vulnerable: cattail sedge (Carex typhina) and common hackberry (Celtis occidentalis). Other species are found as well, including bitternut hickory (Carya cordiformis), black maple (Acer nigrum), grey sedge (Carex grisea), Virginia St. John's-wort (Triadenum virginicum) and poison ivy (rhus radicans) in great quantity.



Common hackberry



Cattail sedge

For some years now the NCC has been practicing a renaturalization program in certain sectors of Leamy Lake Park that consists of cutting the grass only once a year to allow vegetation to thrive. The purpose of the single mowing is to prevent undesirable vegetation from taking over.

2.2.8 Wildlife

The zone at the northwest extremity of Leamy Lake is an excellent site for birdwatching. It is interesting to note that this area is mentioned in bird guides and in lists of sites of major interest for birdwatching. In fact, the ornithological community considers the zone exceptional in southwestern Quebec and one of the most interesting in all of Quebec. This wet area is encircled by a recreational pathway, and there are no trails through it. The wild bird life includes some 30 bird species such as: the pileated woodpecker, the American woodcock, the wood duck, the black duck, the Canada warbler, the American crow, the herring gull, the great blue heron, the brown creeper, the rose-breasted grosbeak, the green-backed heron and the cedar waxwing. Even though birds are numerous throughout the rest of the park territory, no other zone boasts such a large concentration.

Rose-breasted grosbeak

Green-backed heron

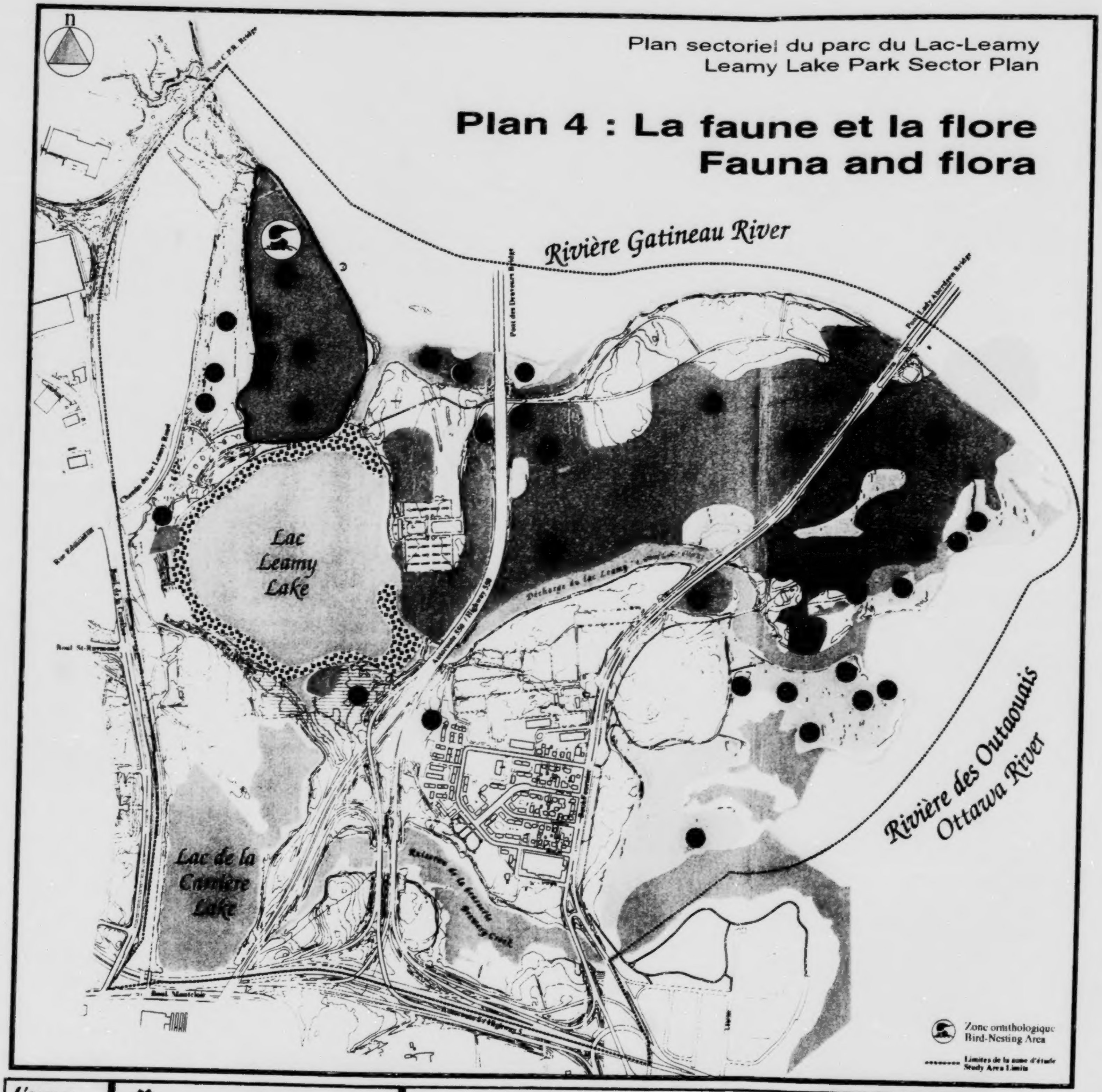
Mammals are also at home in the park: black squirrel, red squirrel, groundhog, eastern chipmunk, beaver, muskrat, raccoon and striped skunk can all be found here. Beaver and salamander habitats have been located on the south and west shores of Leamy Lake and fish spawning grounds have been seen all around the lake.

Beaver

Aware of the need to conserve and enhance this wildlife heritage, the NCC, in its submission of December 22, 1993, identified the northwest sector as a

Plan sectoriel du parc du Lac-Leamy
Leamy Lake Park Sector Plan

Plan 4 : La faune et la flore
Fauna and flora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Rivière Gatineau River
Pont des Draveurs Bridge
Pont Lady Aberdeen Bridge
Chemin du lac Leamy Road
Lac Leamy Lake
Décharge du lac Leamy
Autoroute 50 / Highway 50
Boul. St-Raymond
Lac de la Carrière Lake
Ruisseau de la Brasserie Brewery Creek
Boul. Montclair
Rivière des Outaouais Ottawa River
Zone ornithologique
Bird-Nesting Area
Limites de la zone d'étude
Study Area Limits

L'agence
d'urbanisme
Lavoie

National Capital Commission
Commission de la Capitale nationale
Ville de Hull

■ Dominance de tilleuls
Mostly Linden Trees

▨ Dominance d'érables
Mostly Maple Trees

☐ Dominance de peupliers
Mostly Poplar Trees

☰ Arbustes
Shrubs

● Peuplement forestier d'intérêt
Significant Tree Stand

▩ Habitat de castors et de rats musqués
Beavers and Muskrats Habitat

☐ Habitat de salamandres
Salamanders Habitat

⁘ Frayère
Fish Spawning

conservation area and the sector east of the highway as an ecological park. This position confirms the great value of the potential of fauna and flora in the Leamy Lake Park sector, while underscoring the fragility of the natural environment.

2.3 Human Environment

The geographical situation of the Leamy Lake Park site made it a choice area for habitation and exchange among Native peoples in the greater Outaouais region. The Gatineau delta is located at the junction of two major waterways that have been widely used since the first human presence in the region. During the prehistoric period, Amerindian populations stopped here, both for short periods and to establish settlements during the growing or fishing seasons[5]. Later, when the region was colonized, it was used extensively by the forestry industry for log running. It is obvious that the site has great potential for furthering our knowledge of human presence and its evolution.

❐

See Plan 5
Archaeology

2.3.1 Prehistory

The sector located between the Ottawa River and boulevard Fournier, already identified as a natural conservation area (an ecological park), also boasts an exceptionally rich prehistoric heritage. Archaeological research in the area has identified a concentration of remains and artifacts dating back to the late period of Laurentian Archaic culture (2,500 B.C.). The combination of high waters and soil components maintained these traces of the past in excellent condition. Amerindians frequented this sector because of the site's characteristics and its strategic position at the junction of two major waterways. Their presence has been confirmed by archaeological digs that have brought to light pieces of ceramic ware of Huron and Iroquois origin dating back 1,400 to 1,500 years, as well as a large selection of reference objects that could date back 4,500 years.

Silex

> ***"It is increasingly apparent that this was a site of rich cultural diversity, a place that several groups came through after travelling great distances"***
>
> M. Laliberté (archaeologist), *Le Droit*, September 9, 1996 (translation)

Amerindian making a clay pot

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[5] Marcel Laliberté, ***Évaluation archéologique de trois sites préhistoriques: parc du lac Leamy***, 1993

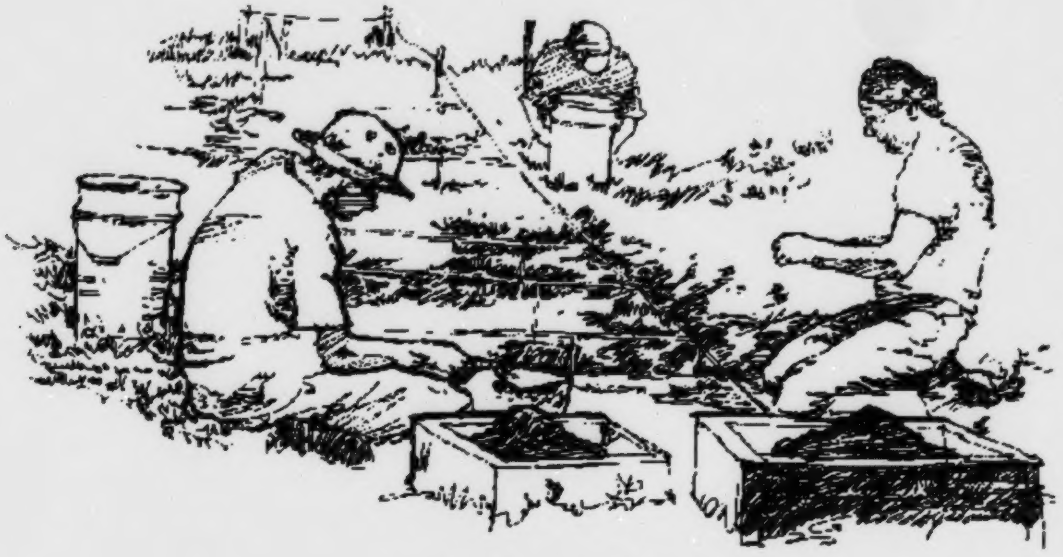
> *"This is big, one of the top 10 (archaeological) sites in Quebec... It's about 12 hectares. Enormous. It could take a generation to explore"*
>
> Marcel Laliberté (archaeologist), *The Ottawa Citizen,* August 6, 1996

Arrow head

In the excavations carried out during the summers of 1993 and 1994, 80 percent of the surveys showed results. During the first campaign, researchers recorded more than 23,000 artifacts on two occupation levels. These excavation campaigns covered 6,000 square metres in 1993 and 10,500 square metres in 1995. According to the various archaeologists' reports and documents that have resulted from several excavation and research campaigns, the Leamy Lake Park site can be considered the richest and most vast in the Outaouais region, and one of the most significant sites in Quebec. Plan 5 shows the location of prehistoric sites on the shore of the Ottawa River and historic sites on the shores of the Gatineau River and Leamy Lake. Here we also find zones that call for maximum conservation in view of the wealth of their archaeological heritage.

The great interest shown by universities (UQAM, UQAH, Laval) and by the Kitigan Zibi Anishinabeg First Nation of Maniwaki attests to the potential for national interest in the prehistoric heritage of Leamy Lake Park.

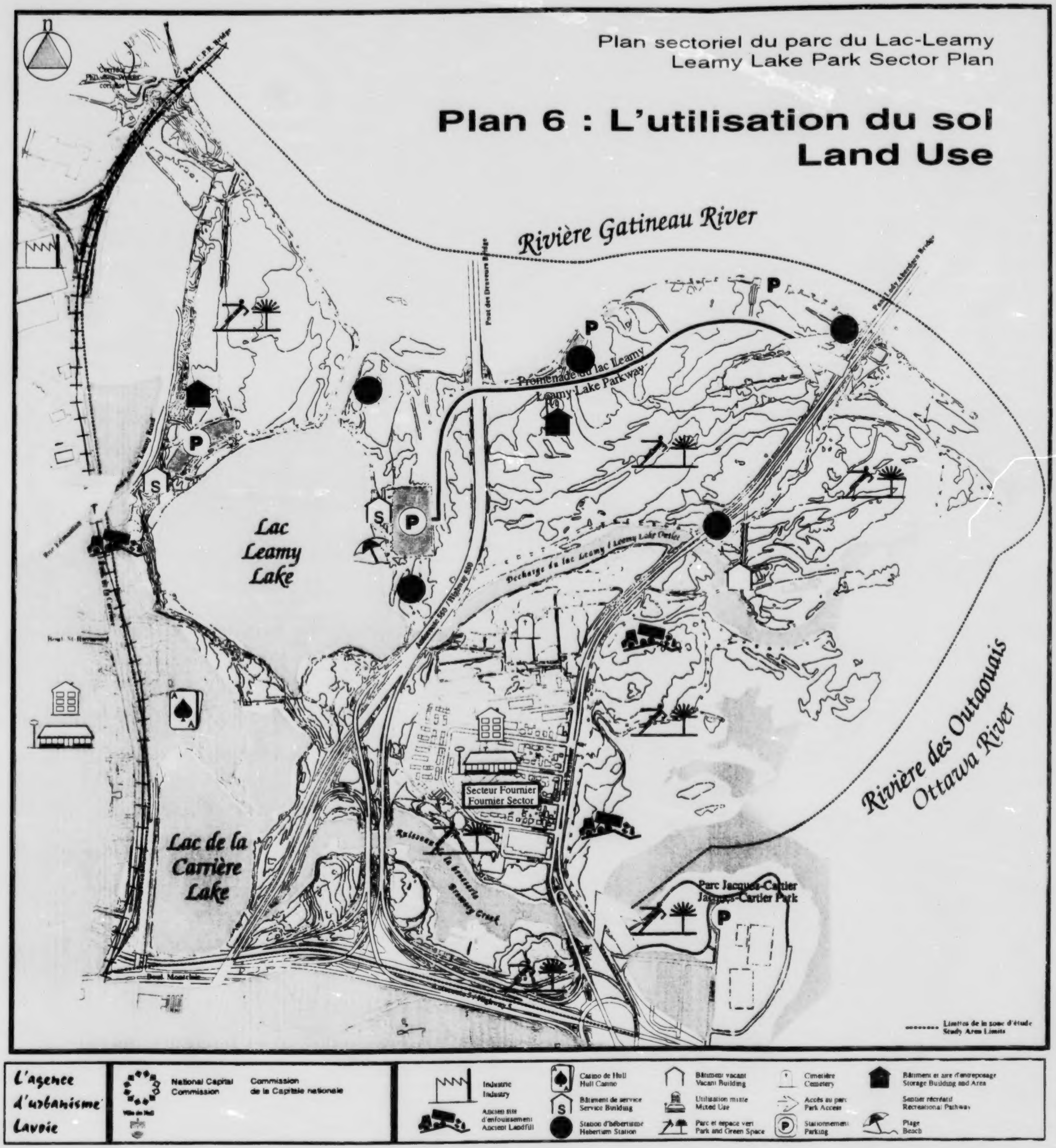
Engraved stone representing an animal or human figure



Leamy Lake Park archaeological excavation

Plan sectoriel du parc du Lac-Leamy
Leamy Lake Park Sector Plan

Plan 6 : L'utilisation du sol
Land Use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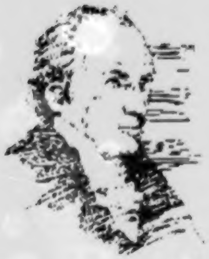
Pont C.P.R. Bridge
Corridor Philemon-Wright corridor
Rivière Gatineau River
Pont des Draveurs Bridge
Pont Lady Aberdeen Bridge
P
Promenade du lac Leamy
Leamy Lake Parkway
Lac Leamy Lake
Décharge du lac Leamy / Leamy Lake Outlet
Autoroute 550 / Highway 550
Boul. St-Raymond
Lac de la Carrière Lake
Secteur Fournier
Fournier Sector
Ruisseau de la Brasserie
Brewery Creek
Boul. Montclair
Autoroute 5 / Highway 5
Parc Jacques-Cartier
Jacques-Cartier Park
Rivière des Outaouais
Ottawa River
Limites de la zone d'étude
Study Area Limits
Industrie
Industry
Ancien site d'enfouissement
Ancient Landfill
Casino de Hull
Hull Casino
Bâtiment de service
Service Building
Station d'hébertisme
Hebertism Station
Bâtiment vacant
Vacant Building
Utilisation mixte
Mixed Use
Parc et espace vert
Park and Green Space
Cimetière
Cemetery
Accès au parc
Park Access
Stationnement
Parking
Bâtiment et aire d'entreposage
Storage Building and Area
Sentier récréatif
Recreational Pathway
Plage
Beach

L'agence d'urbanisme Lavoie

Ville de Hull

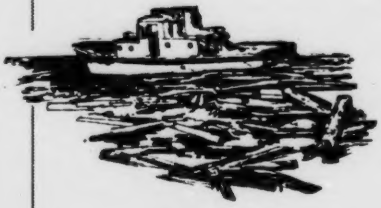
National Capital Commission
Commission de la Capitale nationale

2.3.2 History



Philemon Wright

Generally, the Leamy Lake Park sector underwent various occupations relating to agriculture, forestry and holiday resorts. Toward 1837, Erexina, the daughter of Philemon Wright Junior, married Andrew Leamy, who rented from Nicholas Sparks and his wife the parcels of land they owned around Columbia Pond, the former name of Leamy Lake. In 1852, Leamy bought these parcels and in 1853 he constructed industrial buildings to the north of the lake for forestry operations, including a steam-sawmill east of the feeder channel, and adding a match factory in 1873[6].

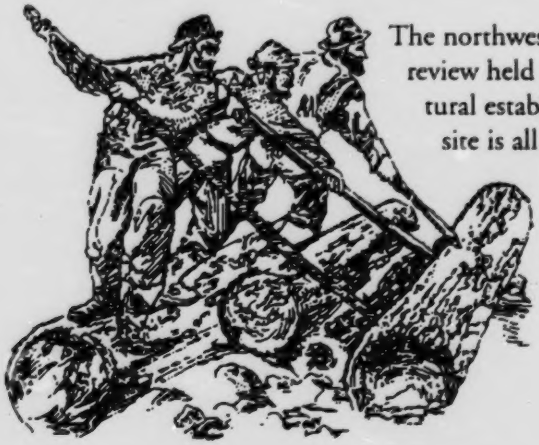


Floating logs in Rafting Bay

During the latter half of the 19th century, the federal government deepened the channel and dredged the Leamy Lake outlet to allow for lumber runs from the Gatineau River to Leamy Lake, where the wood was classified and identified. It was then floated toward the Ottawa River via the Leamy Lake outlet. Log rafts were built at the mouth of the river; hence the name Rafting Bay given to the bay near the building belonging to Gatineau Boom — the company responsible for wood floatage in the sector. Several other forestry-related industrial establishments were also built in this sector. A wreck lying at the bottom of the Leamy Lake outlet across from the Gatineau Boom building attests to the maritime activities of a certain period, and is both an obstacle to navigation and an archaeological component.

In 1903, part of the south shore of Leamy Lake was purchased by the International Portland Cement Company for a quarry which operated from 1920 to 1975. The site ensured a navigable link with the Gatineau River, so that the quarry production could be taken out by boat.

Aerial view of the quarry (1971)



Log drivers

The northwest point of the land under review held the first permanent agricultural establishment in the region. This site is all the more interesting in that the sector has remained virtually intact, and remains of the original buildings can still be seen today.

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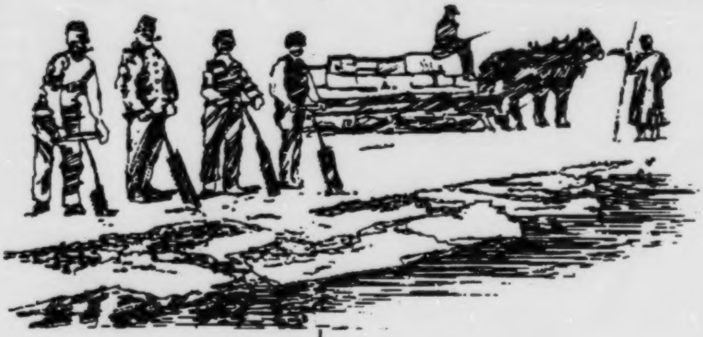
[6] Benoit Thériault, *Étude de potentiel archéologique du parc du lac Leamy, volet historique*, 1994

From the end of the last century until the mid-1950s, the banks of the Gatineau and Ottawa Rivers were occupied by holiday resorts. At the turn of the century, Larivière Garden, at that time a popular amusement park in the region, was established on boulevard Fournier near Brewery Creek. From 1925 until about 1950, businesses cut ice from Leamy Lake to sell to area residents, who did not have refrigerators.


Cutting blocks of ice

In the mid-1930s, the Federal District Commission purchased the first buildings with a view to establishing what would become Leamy Lake Park. The park has developed continually over the years.

- 1933 to 1979: more than a dozen transactions made possible the creation of the park
- 1959: the NCC acquired Leamy Lake through a land trade with Public Works Canada
- 1960 and 1961: development of the Leamy Lake beach and use of the lake basin for pleasure boating activities
- 1960: development of parking along the Gatineau River
- 1961: construction of the beach pavilion by the City of Hull
- 1970: construction of embankments on Leamy Lake and closure of Leamy Lake by the NCC and the Société d'aménagement de l'Outaouais (SAO)
- 1972-1974: construction of the Des Draveurs Bridge
- 1974-1977: construction of Highway 550 through the park
- 1975: construction of the entry pavilion on the north shore of Leamy Lake by the SAO, managed by the City of Hull since 1990
- 1975-1985: development of a network of recreational pathways
- 1985: development of the fitness trail
- 1987: management of the beach pavilion by the NCC
- 1995: beginning of construction of the Casino de Hull

Aerial view (circa 1945)

Ore extraction (1950-1960)

2.4 Land Use

❐

See Plan 6
Land Use

The sector under study is in the heart of the Hull-Ottawa-Gatineau population centre. The urban environment has developed around the site and even within it. The Leamy Lake Park sector and its surroundings are characterized by the following uses:

- to the north: the urban zone of the City of Gatineau, beyond the Gatineau River;
- to the south: part of Jacques Cartier Park, Highway 5 and the two interchanges (with Highway 550 and with boulevards Fournier and Maisonneuve), a mixed sector (residential, commercial, institutional, public administration);
- to the southwest: Carrière Lake and the Casino de Hull;
- to the east: the urban area of the City of Ottawa, beyond the Ottawa River;
- to the west: an institutional and commercial zone, the snow disposal site, the recyclable waste packaging plant and the railway, a section of Canadian Pacific;
- in the centre of the park: the Fournier area, principally residential, and the cemetery, as well as Highway 550, which runs from north to south through the park.

Fournier residential area and the cemetery

Within the park limits, land use is as follows:

- to the north: between the Gatineau River and Leamy Lake Parkway, two parking lots, open areas and a recreational pathway; between the parkway and the Leamy lake outlet, a wooded area surrounded by a recreational pathway on the north shore of the outlet; on the southern edge of the parkway, an NCC park maintenance building;
- to the south: Brewery Creek and its undeveloped banks;
- to the east of boulevard Fournier: an unoccupied wooded area, except for the recreational pathways and the Gatineau Boom building, as well as cleared areas formerly used as municipal dumps, across from the Fournier sector;

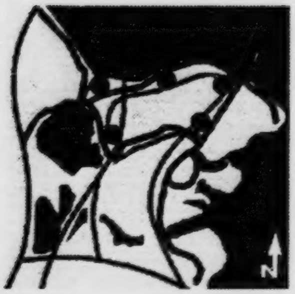
View of the Leamy Lake Parkway

- to the west: between the highway and Leamy Lake, the beach pavilion and parking; between the channel and the industrial zone, a wooded area with a recreational path; on the northwest shore of Leamy Lake, the reception pavilion and parking; on the south shore of the lake, a wooded area of shrubbery.

2.5 Park Infrastructure

Leamy Lake Park has a wide variety of facilities:

- a beach and a pavilion;
- a service building on the west shore;
- a complete network of recreational pathways throughout the park territory can be used year-round and is integrated with the adjoining urban networks;
- stations, including fitness facilities;
- a beach parking lot that can hold up to 400 vehicles;
- two parking lots that can accommodate about 100 cars on the banks of the Gatineau River;
- a 146-space parking lot on the north shore of the lake;
- cleared leisure areas, some renaturalized areas;
- picnic areas in the beach sector;
- a pavilion on the west side of the lake in a commercial zone, used for food services.



— Existing recreational pathway
● Fitness station

2.6 Land Tenure

❐

See Plan 7
Land Tenure

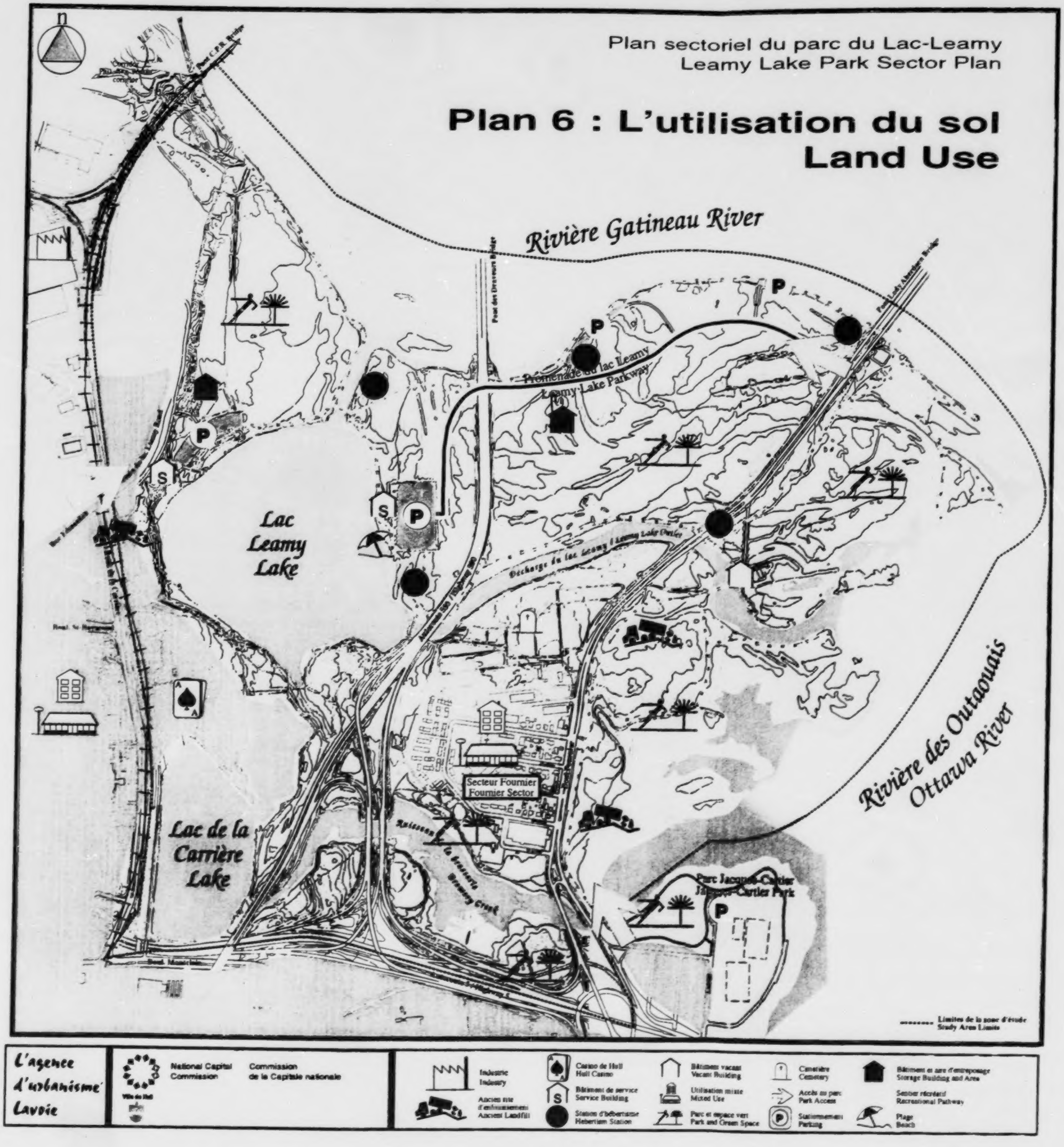
- NCC
  The NCC is the owner of lands located between the Ottawa River and Leamy Lake, including the lake, with the exception of the Fournier area and the cemetery. It also owns a strip along the Gatineau River northwest of Leamy Lake, a segment of the west shore, the shores of Brewery Creek and the right-of-way of Highway 550.

- **City of Hull**
  The municipality owns the periphery of Carrière Lake and the lake itself, as well as a triangular-shaped tract of land to the north of Leamy Lake. It has ceded management of the reception pavilion to a private company, and has rented the terrain located at the entrance to the site, north of Chemin du Lac-Leamy.

- **Casiloc Inc.**
  The land to the west of Carrière Lake belongs to Casiloc Inc., an affiliate of the Société des Casinos du Québec.

Plan sectoriel du parc du Lac-Leamy
Leamy Lake Park Sector Plan

Plan 6 : L'utilisation du sol
Land Use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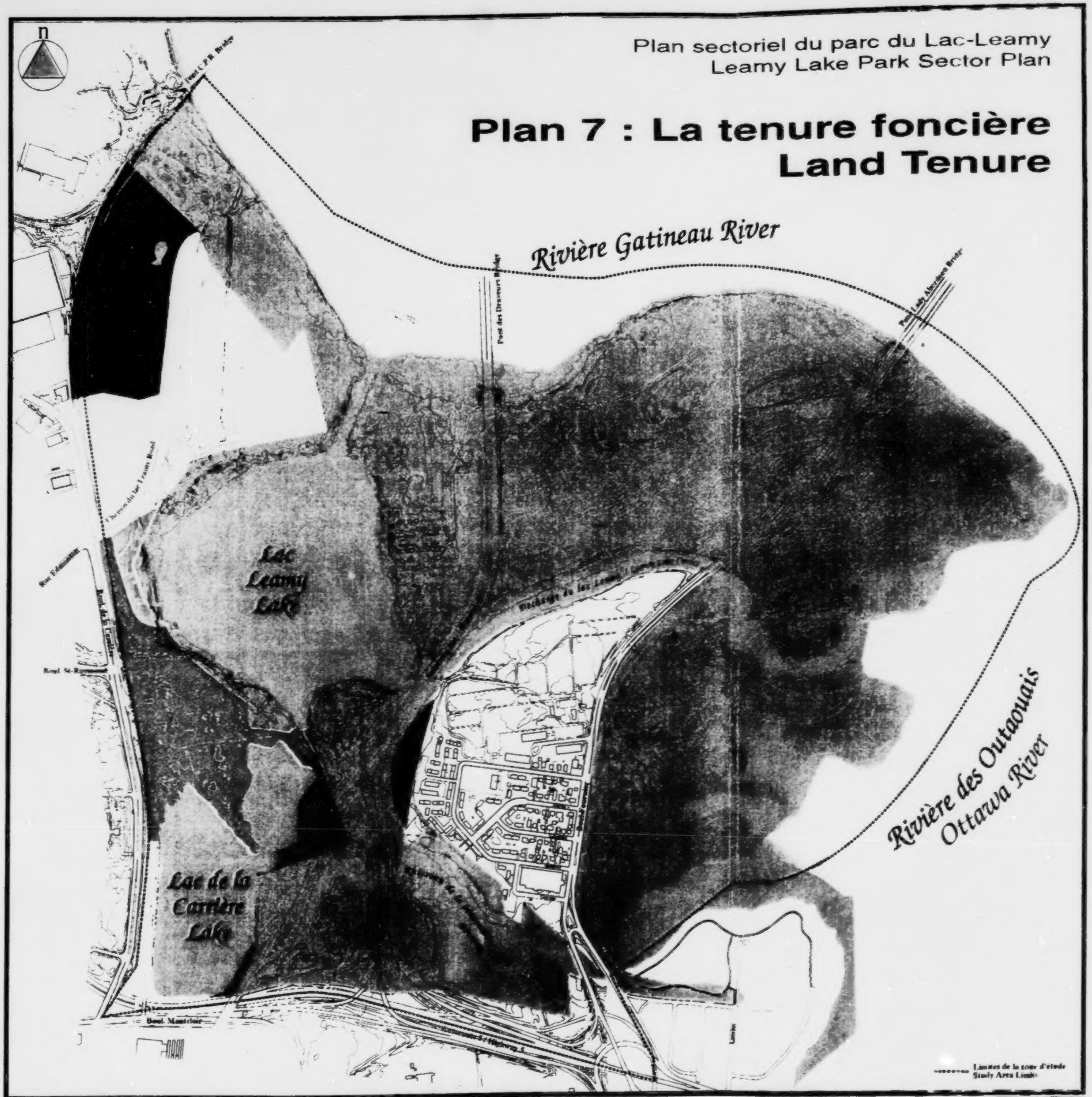
Pont des Draveurs Bridge
Pont Lady Aberdeen Bridge
Promenade du lac Leamy
Leamy Lake Parkway
Décharge du lac Leamy / Leamy Lake Outlet
Lac Leamy Lake
Lac de la Carrière Lake
Secteur Fournier
Fournier Sector
Ruisseau de la Brasserie
Brewery Creek
Parc Jacques-Cartier
Jacques-Cartier Park
Rivière des Outaouais
Ottawa River
S
P
Limites de la zone d'étude
Study Area Limits
Industrie
Industry
Ancien site d'enfouissement
Ancient Landfill
Casino de Hull
Hull Casino
Bâtiment de service
Service Building
Station d'hébertisme
Hebertism Station
Bâtiment vacant
Vacant Building
Utilisation mixte
Mixed Use
Parc et espace vert
Park and Green Space
Cimetière
Cemetery
Accès au parc
Park Access
Stationnement
Parking
Bâtiment et aire d'entreposage
Storage Building and Area
Sentier récréatif
Recreational Pathway
Plage
Beach
L'agence d'urbanisme Lavoie
National Capital Commission
Commission de la Capitale nationale
Ville de Hull

Plan sectoriel du parc du Lac-Leamy
Leamy Lake Park Sector Plan

Plan 7 : La tenure foncière
Land Tenure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Pont C.P.R. Bridge
Rivière Gatineau River
Pont des Draveurs Bridge
Pont Lady Aberdeen Bridge
Chemin du lac Leamy Road
Rue Edmonton
Boul. de la Carrière
Boul. St-Raymond
Lac Leamy Lake
Décharge du lac Leamy
Lac de la Carrière Lake
Rivière des Outaouais
Ottawa River
Boul. Montclair
Autoroute 5 / Highway 5
Limites de la zone d'étude
Study Area Limits

L'agence d'urbanisme Lavoie

National Capital Commission
Commission de la Capitale nationale
Ville de Hull

- ▨ CCN / NCC
- ☐ VILLE DE HULL / CITY OF HULL
- ■ C.U.O.
- ▨ CASILOC INC.
- ■ M.T.Q.
- ▨ ENTREPRISE PRIVÉE / PRIVATE PROPERTY

- **The ministère des Transports du Québec**
  The MTQ owns parcels located west of Highway 550 and east of Carrière Lake. Another parcel belonging to the MTQ is located between Highway 550 and the Fournier residential area.

- **The Communauté urbaine de l'Outaouais**
  The Communauté urbaine de l'Outaouais owns the site where the recyclable waste packaging plant is located.

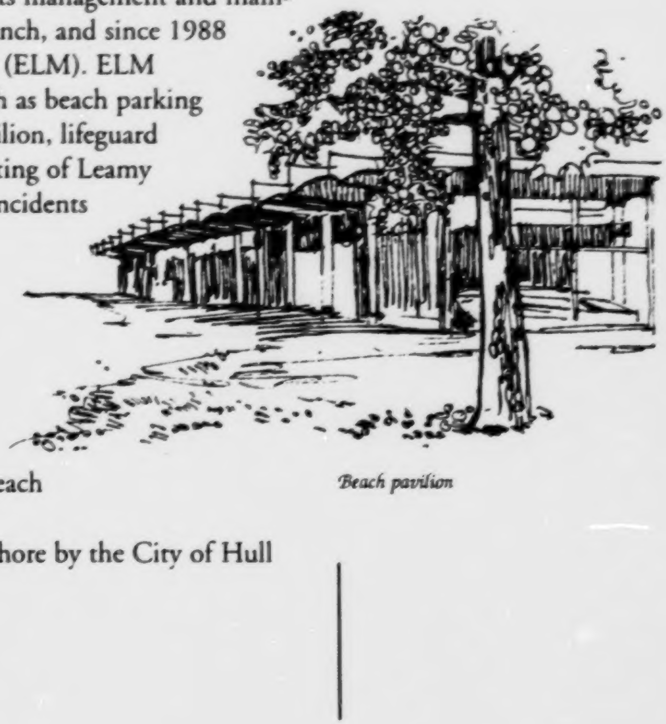
- **Private enterprise**
  The only building owned by a private company on the land is accessible by and is located on the west shore of Leamy Lake, between the NCC land and Casiloc's land.

- **Easements**
  There are easements on some parcels of the land:
    - in favour of the City of Hull, at the centre of Casiloc land;
    - in favour of Hydro-Québec, north and northeast of Casiloc land;
    - in favour of Casiloc, between the northern limit of its building and Leamy Lake;
    - in favour of the MTQ, on the east shore of Carrière Lake.

2.7 Management

From the inauguration of Leamy Lake Park in 1958, its management and maintenance were ensured by the NCC's Development Branch, and since 1988 by the Environmental and Land Management Branch (ELM). ELM gives certain responsibilities to private companies, such as beach parking control, the management and maintenance of the pavilion, lifeguard services and beach maintenance, and water quality testing of Leamy Lake for swimming activities. Over the years, several incidents have affected the management of the territory.

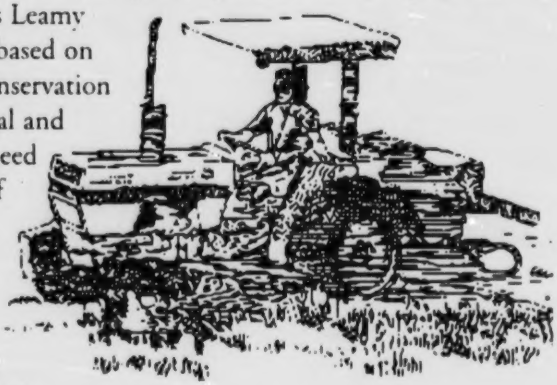
- 1966: leasing of the beach pavilion by the City of Hull to the Société d'aménagement de l'Outaouais (SAO) for a 21-year period
- 1975: management of the service pavilion on the west shore of Leamy Lake by the SAO
- 1987: the NCC recovered management of the beach pavilion
- 1990: management of the pavilion on the west shore by the City of Hull



Beach pavilion

2.7.1 Naturalization Program

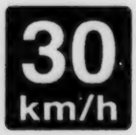
During the 1989 and 1990 summer seasons, the NCC made changes in its grass mowing practices in the corridors of urban parkways and in certain parks outside the heart of the city such as Leamy Lake Park. These changes were based on established principles for the conservation of natural resources, horticultural and landscaping practices, and the need to economize during a period of budget restrictions.

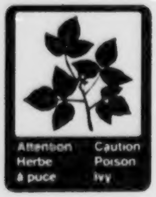


In Leamy Lake Park, an area covering roughly 70 percent of the territory was converted into a zone of less intensive maintenance. The NCC mows the grass in the naturalized zones once a year, toward the end of August, to prevent weeds from taking over. As well, this single mowing allows for the preservation of wild flowers and makes it possible to maintain open fields in the park.

2.7.2 Signage

The current signage program at Leamy Lake Park is incomplete and does not meet the needs of park users and visitors. Signage is limited to the following types of postings: park identification signs at the entrance to boulevard Fournier, directional signposting limited to part of the recreational pathway network, some regulatory signs (example: no dogs in the beach sector and picnic area, no alcoholic beverages in the park, speed limits on the Leamy Lake Parkway). The place and route identification sign for the pathway network located near the beach, and directional signposting on part of the network, was made possible thanks to a partnership project with the City of Hull in 1990. These signs will be replaced in the near future to make way for the new signage of the integrated recreational pathway network for the National Capital Region, also known as the "Capital Pathway / Sentier de la Capitale."





2.7.3 Operational Standards

Visitors

- Leamy Lake Parkway is open to automobile traffic from the end of April to the beginning of November (depending on snow conditions) each year.
- The concession, beach and lifeguard services are in operation from mid-June until the Labour Day weekend in September each year.
- The temporary closure of Leamy Lake Park and its parkway for special events is regulated by the licensing policy of the NCC.

Lifeguard services

Law Enforcement

During the season of summer activities, NCC conservation officers patrol the park on a daily basis to ensure compliance with the *National Capital Commission Traffic and Property Regulations.* In the winter, NCC conservation officers patrol the park on snowmobiles on an occasional basis.

According to the memorandum of understanding between the Royal Canadian Mounted Police (RCMP) and the Hull police department, the RCMP is responsible for implementing the provisions of the Regulations between 6:30 a.m. and 9:00 p.m. from Monday to Friday, and the City between 9:00 p.m. and 6:30 a.m. from Monday to Friday as well as around the clock on weekends and holidays.

Royal Canadian
Mounted Police

2.8 Zoning

The zoning plan of the City of Hull classifies the NCC properties among the park and greenspace zones. It attributes an industrial function to the land occupied by the snow disposal site and the recyclable waste packaging plant. The land east of the railroad, between the casino and the snow disposal site, as well as the land to the north of the lake where the high-potential ornithological zone is located, are identified as commercial zones where construction can go as high as 15 storeys. The site of the Casino de Hull is also a commercial zone, as is the area on the west side of boulevard de la Carrière, where the height allowance is from 18 to 22 storeys.

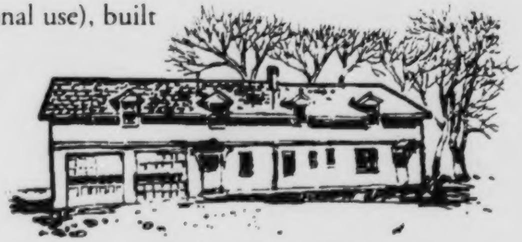
❐

See Plan 8
Current Zoning

2.9 Buildings

Service Building
(City of Hull)

Apart from the urban pocket of the Fournier area, there are a number of buildings on the land studied:



The Gatineau Boom building

- the beach pavilion (for seasonal use), built in the early 1960s, needs renovations;
- the Gatineau Boom building, used for activities related to log floating until the beginning of the 1980s;
- the service building located on the west shore of Leamy Lake, with a commercial space on the second floor and a meeting room on the ground floor;
- the Casino de Hull, whose construction was started in 1995;
- a storage building for park maintenance machinery south of the parkway;
- a storage building belonging to the City of Hull located near chemin du Lac-Leamy;
- the recyclable waste packaging plant, under the responsibility of the CUO;
- a temporary commercial structure at the entrance to chemin du Lac-Leamy, on land rented to a private company by the City of Hull.

2.10 Recreational Pathways

Pictogram identifying the Capital's recreational pathway network

The recreational pathway network administered by the NCC runs throughout the park territory: along boulevard Fournier, in the ecological zone of the park near the Ottawa River, along the edge of the Gatineau River, along the shores of part of Leamy Lake and the north shore of the outlet. In 1994, in association with its regional and municipal partners, the NCC tabled a strategic development plan that established a joint vision for recreational pathways for the future of the overall National Capital Region.[7]

Within the overall portrait of parks and greenspaces in the Capital Region, as well as along the Ottawa River corridor, the Leamy Lake Park network is one of the critical focal points of convergence because of its strategic position and characteristics:

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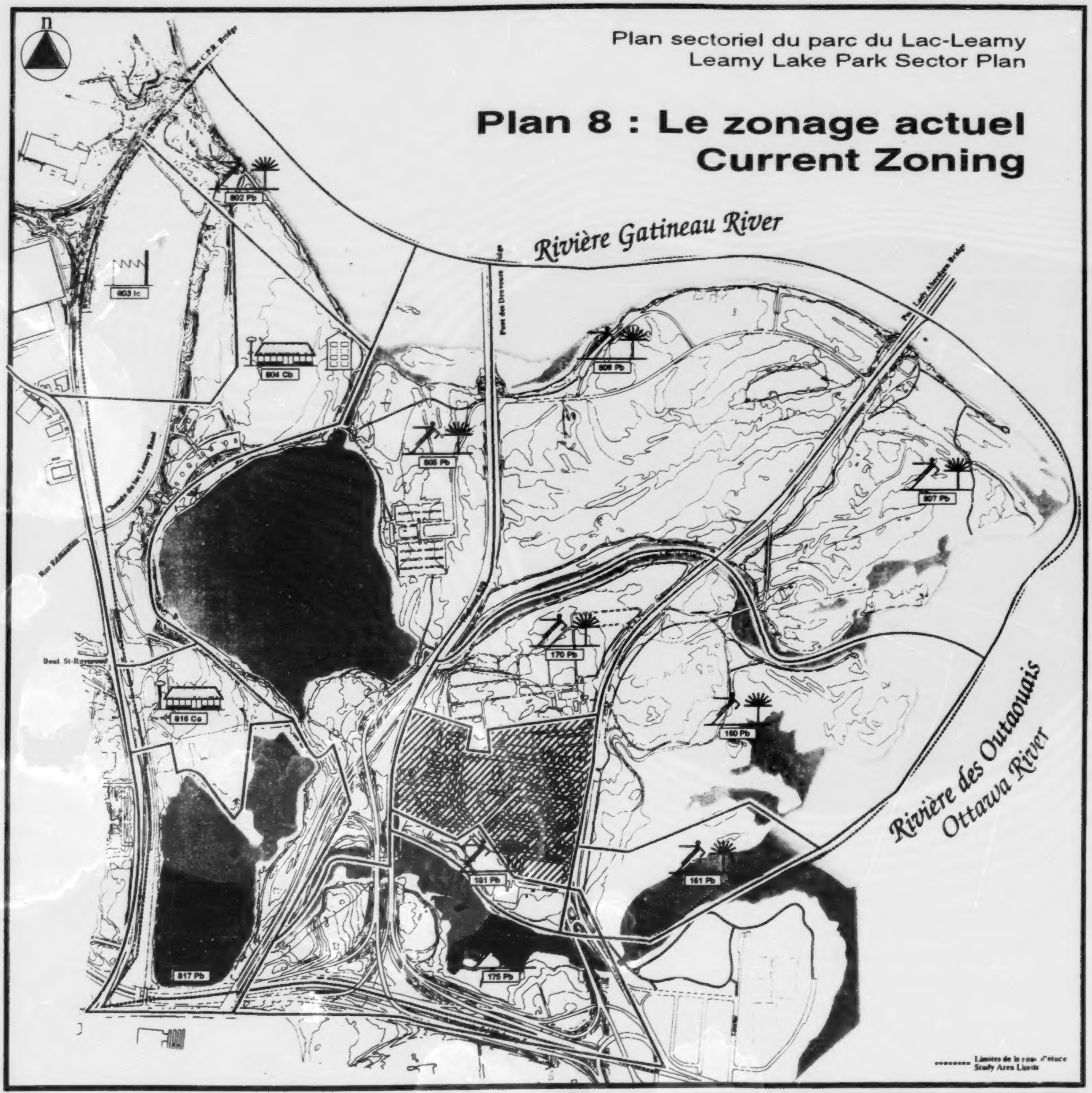
[7] NCC, Integrated recreational pathway network for the National Capital Region, 1994



Plan sectoriel du parc du Lac-Leamy
Leamy Lake Park Sector Plan

Plan 8 : Le zonage actuel
Current Zoning

n
Pont C.P.R. Bridge
802 Pb
803 Ic
804 Cb
Rivière Gatineau River
Pont des Draveurs Bridge
Pont Lady Aberdeen Bridge
806 Pb
805 Pb
807 Pb
Chemin du lac Leamy Road
Rue Taschereau
Boul. St-Raymond
170 Pb
816 Ca
160 Pb
Rivière des Outaouais
Ottawa River
161 Pb
161 Pb
817 Pb
175 Pb
Limites de la zone d'étude
Study Area Limits

L'agence
d'urbanisme
Lavoie

National Capital Commission
Commission de la Capitale nationale

Ville de Hull

SOURCE:
Ville de Hull

SOURCE:
City of Hull

▨ Zonage mixte
Mixed Zoning

Parc
Park (Pb)

Résidence forte densité
High Density Housing

Commercial
Commercial (Ca)

Industrie
Industry (Ic)

- to the southeast, it connects to Jacques Cartier Park, and from there to downtown Hull. From the Ottawa side, the network connects up to the cycling path sections via Confederation Boulevard;
- to the northeast, it crosses Lady Aberdeen Bridge toward downtown Gatineau and Parc de la Baie;
- to the northwest, it is integrated into the Philemon Wright corridor, and from there it links with Gatineau Park;
- to the southwest, it joins the existing urban networks in the City of Hull.

In 1995, the City of Hull developed a five-year development plan for its cycling path network, whose sections adjoining the park will be situated:

- on the west shore of Leamy Lake to complete the circuit of the lake;
- on the east shore of Brewery Creek to join up with the riverside network;
- at the Montclair-Carrière intersection, to connect with the urban networks.

2.11 Site Accessibility and Parking

One of the principal characteristics of the site — its isolation from the urban environment — is the result of the road and railway infrastructures that run around and through it:

- to the south, Highway 5 and its two interchanges;
- to the west, the Canadian Pacific railway;
- in the centre, Highway 550 (accessible at only two locations: via the parkway, and by the recreational pathway that runs under the highway at the Leamy Lake outlet).

This layout means that Leamy Lake Park is accessible by road at only two spots: by the Leamy Lake Parkway via boulevard Fournier, and by chemin du Lac-Leamy via boulevard de la Carrière. Hikers, cyclists and skiers can access the park at two other points: the Philemon Wright corridor and Jacques Cartier Park.

Leamy Lake Park can also be accessed by public transit. The Société de transport de l'Outaouais (STO) has certain bus routes giving riders access to the park by the boulevard Fournier entrance (Routes 67 and 77) and via the boulevard de la Carrière entrance (Routes 21 and 39). As well, the STO plans to develop a new reserved lane along boulevard Fournier.

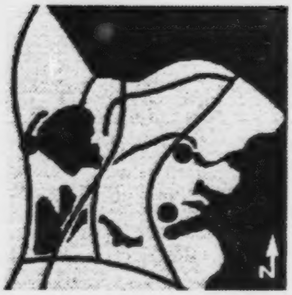
> *"An integrated network is viewed as an important tool in structuring the landscape fabric of the present day NCR and as a legacy for future generations. The network represents more than a series of interconnected pathways. The dedication of rights-of-ways allowing for pathway linkages will be key to forming green corridors criss-crossing the region. The network will forge the physical links between federal nodes, urban activity areas and other historic, heritage, environmental and recreational attractions."*
>
> *Integrated recreational pathway network for the National Capital Region* **Mandate, p.1**

- - Vehicular network
■ Parking
➔ Motor vehicle access

STO
SOCIÉTÉ DE TRANSPORT DE L'OUTAOUAIS

The four parking lots on the land total some 646 spaces distributed between the beach (400 spots), the Leamy Lake Parkway loop (65 spots), the boulevard Fournier entrance (35 spots) and the reception pavilion on the north shore (146 spots).

2.12 Landfill Sites



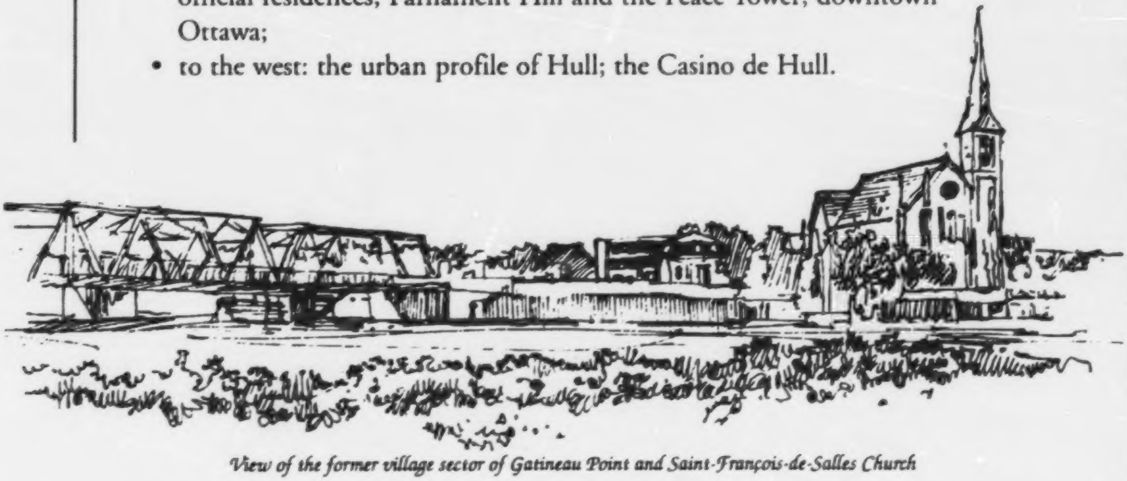
● Landfill site

Along the eastern limit of boulevard Fournier, across from the neighbourhood of the same name, two sanitary landfill sites were identified that ceased being operational toward the end of the 1950s, and woodland has taken over. Another landfill site was identified east of the railway, along the far side of the lake, immediately to the south of chemin du Lac-Leamy. Tests undertaken for characterization studies by SNC-Lavalin did not discern any particularly problematical runoff from this site.

2.13 View Points

Leamy Lake Park features several vantage points for enjoying the urban panorama of downtown Ottawa, Hull and Gatineau, as well as perspectives of major interest on the Gatineau and Ottawa rivers. Several lookouts are located along the recreational pathways, but there are no signs enabling observers to identify aspects of the views. Among the interesting visual perspectives of the site, the following should be noted:

- to the north: the Gatineau River, the urbanized shore of the Gatineau River, its docks and residences; the former village sector of Pointe-Gatineau and its church;
- to the south: downtown Hull; the Ottawa River;
- to the east: the Ottawa River, the Rockcliffe escarpment with parks and official residences; Parliament Hill and the Peace Tower; downtown Ottawa;
- to the west: the urban profile of Hull; the Casino de Hull.

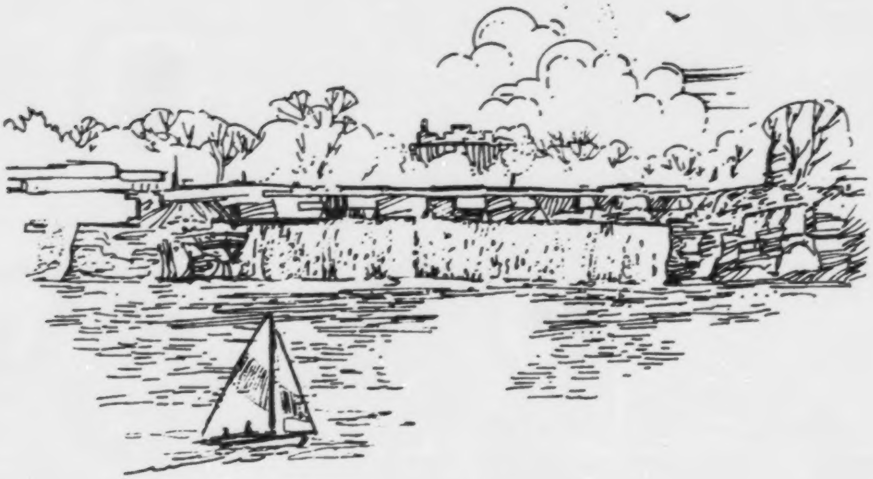


View of the former village sector of Gatineau Point and Saint-François-de-Salles Church

Leamy Lake Park itself is a unique panorama for the surrounding area:

- from the north and the east: from the vantage points of urban Gatineau and Ottawa, it presents an impressive landscape of greenspace;
- from the south and the centre: from the highway, a wooded landscape and glimpses of Leamy Lake and Carrière Lake, which flash by all too quickly for motorists;
- from the west: from boulevards de la Carrière and Saint-Raymond, especially from the highway viaduct, where the entire park can be viewed, dominated by the Casino de Hull.

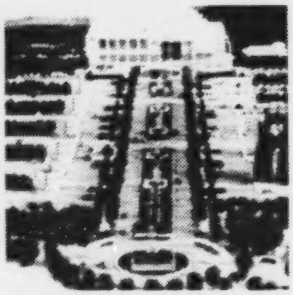
Directional signposting



Rideau Falls

2.14 Realty Development Potential

The west shore of Leamy Lake, between chemin du Lac-Leamy and the site of the Casino de Hull, has the potential to house commercial buildings for recreational and tourism purposes. Further north, commercially suited sites have the same potential.



Casino de Hull model

On the western side of boulevard de la Carrière, vacant lots on either side of the federal Louis Saint-Laurent building could be used for other commercial buildings — again, for recreation and tourism purposes.

On the east side, near the beach pavilion, some clearings in the landscape and the existing service building would allow for some recreational and tourism development.

2.15 Park Attendance

Recreational pathway

The park is accessible and used intensively from late spring until early fall, particularly for swimming and other water-based activities, cycling, walking, birdwatching, fishing, picnicking and simply relaxing. Even though the NCC parking lots are not accessible in winter, cross-country skiers, walkers, snowshoers and ice fishermen use the park. Snowmobiling is forbidden within the park limits and on the recreational parkways, but snowmobilers have been sighted using the park and illegally entering via the boulevard Fournier entrance. A vehicle count carried out by the NCC in the summer of 1995 revealed that:

Beach parking lot

- 44,300 vehicles entered the park via the boulevard Fournier entrance;
- 38,400 of them used the parking lots along the Gatineau River;
- 5,900 vehicles used the beach parking;
- the average daily attendance on weekends was 800 vehicles, while during the week, numbers varied from 650 on Thursdays to 790 on Mondays;
- the average number of passengers per vehicle is not available; we can nonetheless assume that it varies between 2 and 3 and thus estimate the total number of visitors as being between 88,600 and 133,000 for the season; average daily summer attendance would vary between 1,600 and 2,400.

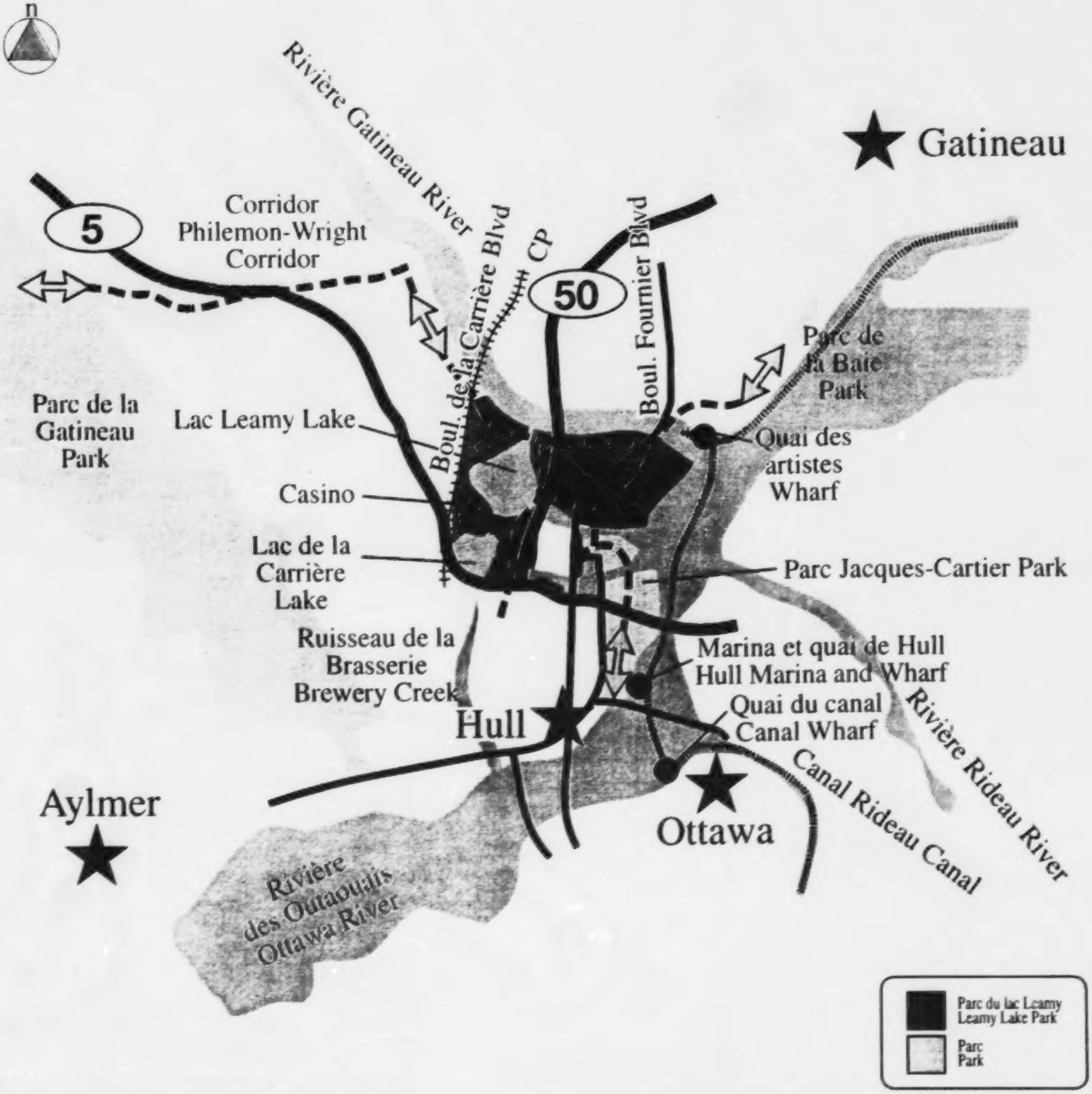
2.16 Leamy Lake Park in the Surrounding Community

❐

See Plan 9
Urban Context

The Leamy Lake Park Sector is situated in the heart of the urban fabric of the National Capital Region, in the triangle formed by the three downtown areas of Hull, Ottawa and Gatineau. This strategic geographic position has always played a significant role, for even in prehistoric times, nomad groups regularly bivouacked here. In the last century, it was the site of management operations for wood floatage. Today, this position makes it a point of convergence in the network of large regional greenspaces, since it ties together Gatineau Park, the Philemon Wright corridor, Jacques Cartier Park and Parc de la Baie in Gatineau. Plan 9 provides a schematic illustration of the park as the hub, the point of convergence and distribution for several major components of the agglomeration of the Outaouais in Quebec and Ontario:

Plan 9 : Le contexte urbain
Urban Context


n
Rivière Gatineau River
Gatineau
5
Corridor
Philemon-Wright
Corridor
Boul. de la Carrière Blvd
CP
50
Boul. Fournier Blvd
Parc de
la Baie
Park
Parc de la
Gatineau
Park
Lac Leamy Lake
Quai des
artistes
Wharf
Casino
Lac de la
Carrière
Lake
Parc Jacques-Cartier Park
Ruisseau de la
Brasserie
Brewery Creek
Marina et quai de Hull
Hull Marina and Wharf
Hull
Quai du canal
Canal Wharf
Rivière Rideau River
Aylmer
Ottawa
Canal Rideau Canal
Rivière
des Outaouais
Ottawa River
Parc du lac Leamy
Leamy Lake Park
Parc
Park

L'agence
d'urbanisme
Lavoie

National Capital Commission
Commission de la Capitale nationale

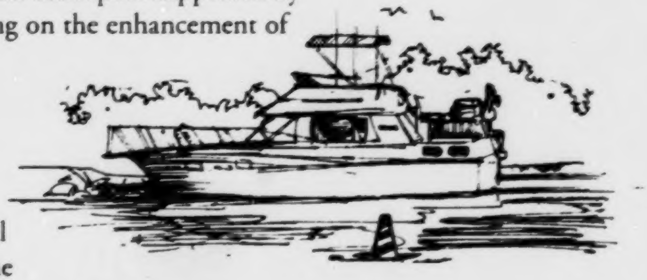
Réseau fluvial touristique / Tourist River Network
Réseau de sentiers récréatifs / Recreational Pathway Network
Chemin de fer / Railroad
● Quai de transbordement / Transfer Wharf
★ Centre-ville / Downtown
⇔ Intégration / Integration

- by land, via the network of recreational pathways;
- by water, via the river tour and shuttle boat landings:
  - downtown Ottawa, at the entrance to the Rideau Canal;
  - downtown Hull, by the Hull marina;
  - the quai des Artistes in Gatineau;
- by the marinas of the National Capital Region.

The concept of a hub and points of convergence gives Leamy Lake Park a unique role:

- it conserves and enhances a natural heritage and greenspace;
- it preserves and provides access to prehistoric and historic heritage;
- it provides for the convergence of several multi-use networks;
- it allows for traffic between the land and water circuits;
- it is situated in the heart of the Hull-Gatineau-Ottawa population cluster;
- it gives access to a variety of facilities.

With its various characteristics and facilities and its role in the system of large regional greenspaces, Leamy Lake Park has all the qualities and the potential to be part of an Outaouais nautical corridor. This concept is supported by the CUO and ATO development plans, focusing on the enhancement of a "blue network" that encompasses recreation, tourism, prehistory, history, culture and landscape. This supraregional approach must take into consideration the concepts of networks covering a vast territory and the presence of several administrative and governmental bodies, and it assumes coordination between the various stakeholders and common guidelines for the planning, management and animation of the networks.



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Outaouais Nautical Corridor Concept

- Chelsea Declaration
- Development plans review
- Outaouais tourism development plan review
- The Ottawa River Navigable Waterway Corporation initiatives

2.17 Potential and Constraints

The potential and constraints of each of the themes considered in the analysis of the Leamy Lake Park sector are listed in the following table:

Themes	Potential	Constraints
Role in the Region	• point of convergence for the recreational pathway network • integration into the larger network of parks and greenspaces • junction of land and water networks	• year-round opening of the site
Flora	• dense and varied woodland over a large part of the site • unique trees and plants for conservation	• limits park use
Fauna	• exceptional concentration of birdlife in the northwest sector	• limits park use • inappropriate zoning
Landscape	• numerous scenic views: urban areas, Parliament Hill, downtown Hull and	• insufficient information on scenic views • lack of landscaping at the west entrance and along boulevard de la Carrière
Hydrography	• two bodies of water for recreation and tourism: Leamy Lake and Carrière Lake • potential for pleasure boating	• eutrophication of the lake and its outlet • 20-year flood zone over most of the site • backfill on south shore of Leamy Lake outlet • risk of pollution from boating: hydrocarbons, shore erosion
Geomorphology	• intrinsic soil characteristics that have allowed for excellent conservation of prehistoric artifacts	• lake pollution risk from former sanitary landfill • three former sanitary landfill sites on boulevards Fournier and de la Carrière • shore erosion: Leamy Lake beach, banks of the Gatineau and Ottawa rivers
Prehistoric Heritage	• exceptional concentration of inventoried and potential artifacts	• limits park use in research zones • lack of excavation programs

Table 2 - Summary of Potential and Constraints

Themes	Potential	Constraints
Historic Heritage	• important role for log floating and agriculture • presence of first settlers in the region	• lack of excavation programs
Recreational Pathways	• highly developed internal network • integration with most existing networks • common vision for network development with regional and municipal partners • site that could allow for hook-up between land and water networks	• no integration with the southwest network along Brewery Creek • lack of pathway along shore of Brewery Creek to link lakes sector with Jacques Cartier Park
Motor Vehicle Access	• access via two major urban thoroughfares: boulevards Fournier and de la Carrière • parking in Jacques Cartier Park	• barriers imposed by roads • lack of adequate signage
Pedestrian and Cyclist Access	• integration with adjoining networks • proximity and access to neighbouring urban centres	• inadequacy of links with urban sector west of Highway 5
Water Access	• proximity of water transportation corridors • potential integration with existing shuttle networks	• limited headroom under Lady Aberdeen Bridge and the footbridges • proximity of other uses of Leamy Lake
Site Attendance	• recreational tourism • community partnership • can be used year-round • potential for large-scale operations and activities • new Casino de Hull could increase attendance • water access via Gatineau River	• inadequate services infrastructure • fragility of natural environment • coordination of operational relations between park and casino

Table 2 - Summary of Potential and Constraints (continued)

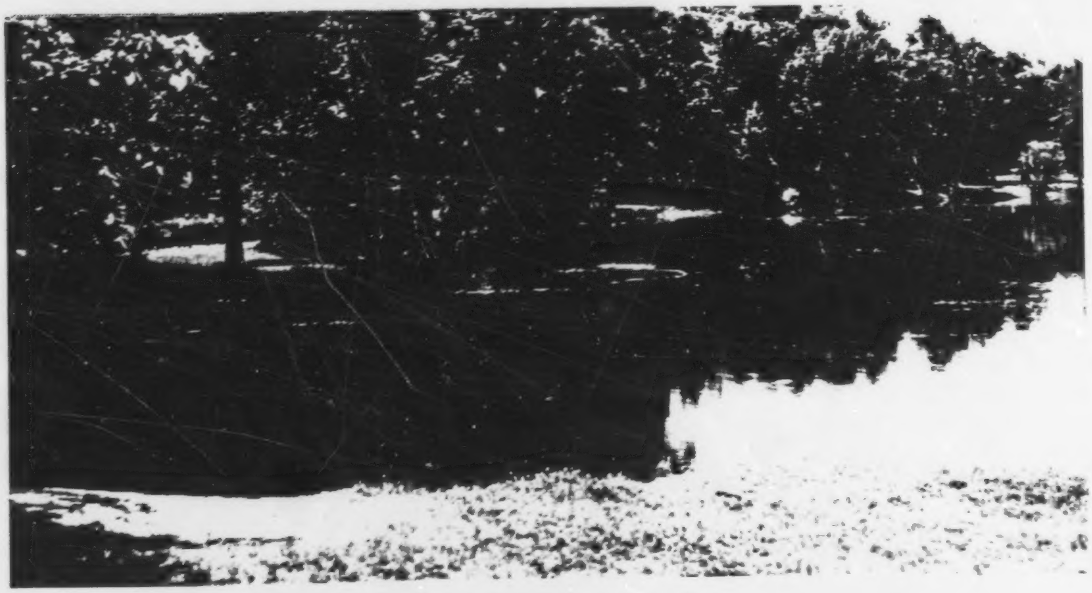
Themes	Potential	Constraints
Urban Uses	• location in the heart of the urban fabric and proximity • potential commercial and recreational tourism sites	• difficult access for urban sector to the west: access only by a route that is not suited to pedestrians or cyclists: boulevard de la Carrière • adjacency of heavy industry activities: snow disposal site and recyclable waste packaging plant
Buildings	• three strategically located buildings • service pavilion on the west shore already in operation	• beach pavilion needs repairs • inadequate and outdated infrastructure (water, sewage, electricity) • Gatineau Boom building needs retrofitting for visitor and services role
Tourism	• orientations supported by the CUO development plan • orientations supported by the ATO development plan • important component in the Capital destination network	• no existing marketing plan • lack of prime movers to promote optimal use of the sector • site with great potential that is relatively unknown to visitors • relatively difficult access

Table 2 - Summary of Potential and Constraints (continued)

2.18 Summary

In summary, the situation of the Leamy Lake Park sector can be described as:

- a recognized and proven centre of attraction for recreation and tourism;
- a strategic position in the urban Outaouais area and the heart of the National Capital Region;
- a greenspace surrounded by a developing built environment;
- a site framed by two rivers, crossed by two waterways and complemented by two lakes;
- a sector split in two and isolated from its urban environment by major thoroughfares;
- a wooded zone east of Highway 550 with a fragile ecosystem that has been identified as an ecological park;
- an area whose entire territory has great prehistoric and historic potential;
- west of Highway 55, an area of activities centred around the two lakes;
- to the northwest, a wooded area of great ornithological interest;
- to the south, Brewery Creek, whose shores are unoccupied and undeveloped;
- on the periphery: the Casino de Hull, commercial and industrial establishments and commercially zoned vacant lands;
- an enclave of urbanization in the Fournier sector;
- zoning for parkland and commerce;
- an internal network of pathways linking up with several external networks;
- a site whose environment, facilities and situation allow for year-round use.



View of the west shore of Leamy Lake

Development 3

3.1 Development Objectives

It should be remembered that the objectives that frame the sectoral plan were based on the characteristics and inherent potential of the site. They are easily integrated into the principal orientations defined in the development policies and the orientation of Leamy Lake Park's role by the NCC, the City of Hull's urban development plan and the development plans of the CUO and the ATO. These objectives are:

- to confirm and accentuate the park's potential as a centre for recreation and tourism, and its role as a Capital park;
- to ensure the integrity of the existing network of greenspaces;
- to expand the network of recreational pathways within the park and consolidate its integration with adjacent networks;
- to take advantage of the recreational tourism potential of water links between the Gatineau River, Leamy Lake and Carrière Lake;
- to conserve and enhance the prehistoric and historic potential of the territory;
- to incorporate the shores of Brewery Creek within the sector;
- to establish visitor and service needs while taking into account the existing buildings in the park;
- to maintain current recreational activities at Leamy Lake;
- to encourage the set-up of diversified tours with a mix of existing and potential tourism products.

3.2 Development Considerations

Protection, enhancement, development and management all necessarily imply certain considerations that must be identified and examined during the planning process. These are listed in the following table :

Themes	Considerations
Regional Context	• the role of Leamy Lake Park in the *Plan for Canada's Capital* • its orientation in the City of Hull's planning program • its place in the CUO's regional development scenario • its insertion in the ATO's development plan • its relationship with other recreational tourism facilities in the region • its potential as a link between the recreational network and river shuttles • its positioning in the Outaouais waterways corridor • its regional role in ecotourism and heritage tourism • the effect of the Casino de Hull on development and its impact on the site
Prehistoric Heritage	• the coexistence of archaeological activities with park users • the management of archaeological excavations • access to research and museological services for archaeology • the park's positioning in the context of prehistoric archaeological research at the regional, provincial and national levels • the loss of artifacts due to shore erosion
Historic Heritage	• protection and enhancement of the industrial heritage • reminder of human occupation • management of agricultural heritage • positioning of the park in the context of historic archaeological research at the regional, provincial and national levels • loss of artifacts due to shoreline erosion
Urban Landscapes	• insertion of the Casino de Hull into the visual environment of the park • identification of urban landscapes from viewpoints • development of Carrière Lake and its shoreline • landscaping of the railway zone • development of Chemin du Lac-Leamy as park entrance • redevelopment of park entrances
Attendance and Activities	• intensity and type of activity • management of the demand for pleasure boating • use of site year round • demand for large-scale activities • signage inside and around the park • the effects of increased activity levels on beach erosion

Table 3 Development Considerations

Themes	Considerations
Access and Transportation	• development of access via boulevard de la Carrière • abandonment of some projects in the agreement on the roads network • the impact of casino traffic on the automobile and cycling networks • creation of the recreational pathway network according to the overall plan and the preferred development strategies
Buildings and Sites	• vocation of the Gatineau Boom building • role and use of the beach pavilion • orientation of the service pavilion on the west shore • development of the inflatable commercial structures site • development of vacant commercial sites
Regional and Local Bylaws	• revision of the CUO development scenario • municipal bylaw for managing the ornithological zone • revision of the ATO's tourism development plan
Management	• seasonal or year-round opening of site • assignment of roadway rights-of-way • transfer of land west of the cemetery from the MTQ to the NCC • settlement of property limits around Leamy Lake • stage requirements for events, activities and Capital interpretation • marketing and communications • public security, especially vandalism control • real asset management • partnership between public and private stakeholders • planning of investment and management fees • control of undesirable activities • overnight closure of the park • impact of using site for large-scale special events • enforcement of bylaws on the site • fees for access to the site or its activities

Table 3 Development Considerations (continued)

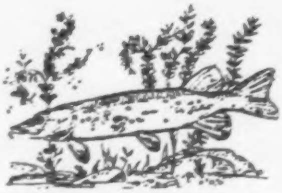
Environmental Planning

4

4.1 Environmental Objectives

In Section 2 we presented an overview of the components of the natural and human environments, as well as the principal organizations involved in planning and development for the Leamy Lake Park sector. These organizations have adopted complementary policies and orientations concerning the environment (Section 2.1): a sustainable development approach, conservation of the natural habitat, conservation and enhancement of the prehistoric and historic potential, the development of a tourism centre of regional interest and the enhancement of a large greenspace in an urban setting.

Environmental objectives can be identified on the basis of the situation review and the policies of the participating organizations:

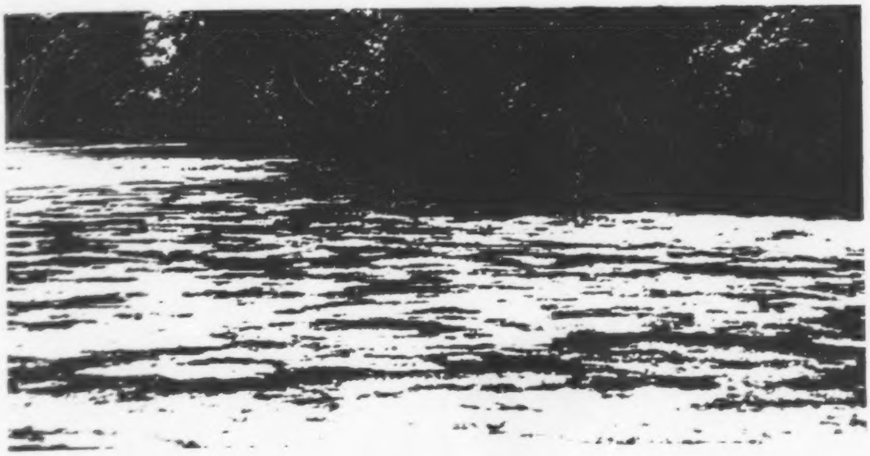


- reverse the eutrophication process and improve on the water quality of Leamy Lake and its outlet by opening up towards the Gatineau and Ottawa rivers and, if possible, by integrating Carrière Lake into the area's hydrographic network;
- ensuring the integrity of existing woodlands and greenspaces;
- conserving and enhancing the exceptional ornithological wealth of the sector northwest of Leamy Lake and creating a conservation zone and bird sanctuary, taking into consideration the intensity of neighbouring activities;
- conserving and enhancing the natural potential of the site for plant and animal life;
- confirming the orientation of part of the territory as an ecological park;
- protecting against shoreline erosion;
- respecting the vicennial and centennial flood zones;
- alleviating the effects of former sanitary landfill sites on the hydrographic environment;
- enhancing the views and rural character of the park.

4.2 Environmental Considerations

Planning for Leamy Lake Park highlights environmental considerations related to the wealth and fragility of its ecosystem, the particularities of its hydrographic network, its strategic position and the importance of its prehistoric and historic heritage:

- the management of water bodies and follow-up on the biophysical situation if Leamy Lake is opened up toward the Gatineau River and Carrière Lake is opened up toward Leamy Lake;
- protection of the natural environment (spawning grounds, rare plants, bird nesting areas, etc.);
- management of navigational traffic if the lakes are opened up to pleasure boating and tourism;
- control of algae and aquatic plants in Leamy Lake and its outlet;
- management of surface waters from the highway and surrounding parking areas;
- environmental assessment of action and development projects;
- monitoring of the cumulative environmental effects caused by new activities;
- environmental monitoring of the ongoing and occasional effects of the landfill site on the west shore of Leamy Lake (pollution of groundwater and the lake, toxic waste, etc.);
- protection of wetlands along the shores of the Ottawa and Gatineau rivers;
- control of sanitary facilities of the beach pavilion;
- requirements of environmental laws and regulations of the governments of Canada and Quebec;
- shoreline erosion on the Gatineau and Ottawa rivers;
- noise control (highway, park activities, etc.).



Leamy Lake aquatic plants

info

Provincial Legislation - Quebec

Ministry of Environment and Wildlife

- *Environmental Quality Act*
- *An Act Respecting the Conservation and Development of Wildlife*
- *Regulation on Wildlife Habitats*
- *Endangered and Vulnerable Species Act*

Federal Legislation - Environmental

Environment Canada

- *Canadian Environmental Assessment Act* (Canadian Environmental Assessment Agency)
- *Federal Policy on Wetland Conservation* (Environment Canada)
- *Fisheries Act and the Policy for the Management of Fish Habitat* (Fisheries and Ocean)

Development Scenarios 5

The first phase of the study was aimed at establishing the necessary components for developing the plan on the basis of objectives and considerations linked to development and the environment, summarizing the opportunities and constraints and preparing the required inventories.

The second phase was concerned with formulating development scenarios, presenting options for consultation, collecting comments and feedback from interest groups and the general public and finalizing a development option to lay the foundations of the sectoral plan.

5.1 The Consultation and Decision Process

Before being submitted to the general public, development options were subjected to a consultation process that involved the administrators of the two partner organizations for the project, along with representatives from citizens' groups, local associations and resource persons in the field (see list in appendix). The various phases for the validation of options were:

❐

See Table 4
The Consultation Process

- a reflection and discussion workshop involving the various representatives: the NCC, City of Hull, CUO, local groups, promotion and development organizations;
- a public consultation session in which more than 100 people participated as either individuals or representatives of special interest groups;
- a second discussion and wrap-up workshop on the comments and suggestions submitted in consideration of overall objectives and relevant considerations;
- presentations to the NCC Executive Management Committee;
- presentations to the NCC Advisory Committee on Planning and Real Asset Management;

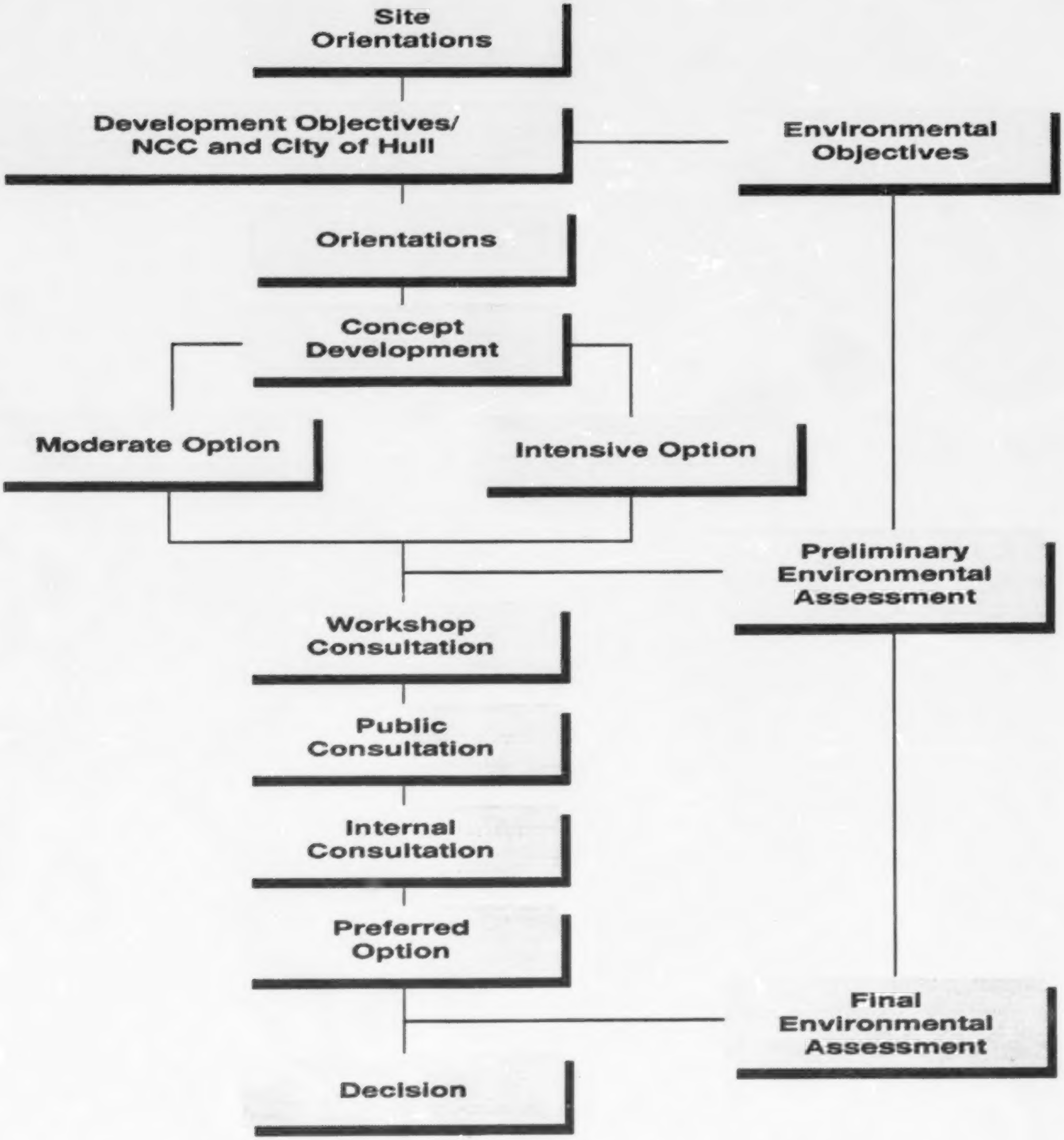

Site Orientations
Development Objectives/ NCC and City of Hull
Environmental Objectives
Orientations
Concept Development
Moderate Option
Intensive Option
Preliminary Environmental Assessment
Workshop Consultation
Public Consultation
Internal Consultation
Preferred Option
Final Environmental Assessment
Decision

Table 4
Consultation Process

- presentations to the Planning Advisory Committee of Hull;
- presentations to the Hull city council.

5.2 Public Consultation

The consultation session of May 3, 1995, allowed the general public to express their views on the two development options proposed for Leamy Lake Park: the moderate option and the intensive option. More than 100 people took part in the consultation, either on an individual basis or as representatives of interest groups. Overall comments and suggestions put forward during the meetings, with the assistance of maps, made it possible to choose a development option for the park. The documents used in the consultation process (plans and texts) are appended to this report, along with the report on the actions and a summary of briefs submitted.

5.3 The Two Options Submitted to Consultation

Each of the two options has its own specific characteristics (see appended public consultation documents).

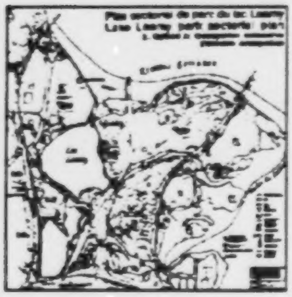
5.3.1 The Moderate Option

Activities, development and buildings are planned with a view to low- to medium-intensity use. The accent is on conservation and on activities and services that minimize development costs:

- Leamy Lake is opened up towards the Gatineau and Ottawa rivers to ensure water circulation and improve on the quality of the aquatic environment;
- visitor focuses are:
  - the beach pavilion, redeveloped for seasonal use;
  - the Gatineau Boom building, which offers limited services;
  - the service building on the west shore: either it would continue in its current role or be replaced by a visitor pavilion with a cyclist station;
- the central sector north of Leamy Lake Parkway would conserve its present role and be reforested.

See appended document
Moderate Option (Extensive)

5.3.2 The Intensive Option



See appended document
Intensive Option

Activities, development and buildings are planned for medium-intensity use and occupation. Conservation remains a priority. However, this option proposes far more services and activities:

- Carrière Lake and Leamy Lake are linked: Leamy Lake is opened up towards the Gatineau River to allow for activities including motorized navigation: shuttle and tour boats and recreational boating. Boat access to Leamy Lake would be controlled at the entrance, with a signposted, reserved channel and speed limits.
- Leamy Lake is opened up towards the Ottawa River;
- Leamy Lake is opened up towards Carrière Lake to allow for controlled navigation for either shuttle and tour boats only or for shuttle and tour boats as well as recreational boating up to a wharf built on Carrière Lake near the Casino de Hull;
- a shuttle dock is developed near the Gatineau Boom building;
- the central part, north of Leamy Lake Parkway, is occupied by a visitor and service centre, open recreational areas and facilities (outdoor stage and music kiosks) for music and small concerts for a limited audience;
- visitor focuses:
  - the beach pavilion is redeveloped for either permanent or mixed use (partially permanent and partially seasonal);
  - the Gatineau Boom building offers a range of services;
  - the service building on the west shore expands its services and animation role or is replaced by a new multi-use visitor pavilion.

5.3.3 Common Points

The proposals submitted to consultation have significant variants that essentially entail the presence or absence of pleasure boating and the degree of intensity of development and activities; however, there are certain elements that are common to the two options:

- Leamy Lake is opened up towards the Gatineau and Ottawa rivers to ensure water circulation and improve on the quality of the aquatic environment;
- existing recreational activities such as swimming and windsurfing are conserved;
- the conservation zones are identical:
  - between Highway 50 and the Ottawa River;
  - north of the lake, because of the ornithological interest of the wooded area;
  - the banks of Brewery Creek;
  - the overall quality of the natural environment;
  - exceptional archaeological potential;
- recreation and tourism zones occupy the same land: between the highway and boulevard de la Carrière;
- the recreational pathway network around Leamy Lake and Carrière Lake;
- a commercial zone along boulevard de la Carrière, including the Casino de Hull and residential lands for development;
- access to remain the same: boulevard Fournier, chemin du Lac-Leamy and chemin de la Gatineau Boom.

Picnic area

5.4 Analysis Based on Development Considerations

The two scenarios were analyzed on the basis of the development objectives discussed under paragraph 3.1. The following table shows the results of this study:

❐

See Table 5
Compatibility Between Development Objectives and Envisaged Options

Development Objectives	Response of Moderate Option: Without Navigation	Response of Intensive Option: with Controlled Pleasure Boating
Confirm and emphasize the orientation of a recreation and tourism focus around Leamy Lake Park as a Capital Park	Yes, but the nautical orientation is absent	yes
Ensure the integrity of existing greenspace networks	Yes, but integration via waterways is absent	yes
Expand recreational pathway network within the park and consolidate its integration with adjacent networks	Yes, but the land-water link is absent	yes
Take advantage of the recreational and tourism potential envisaged by water links between the Gatineau River, Leamy Lake and Carrière Lake	no	yes
Conserve and enhance the prehistoric and historic potential of the territory	yes	yes
Integrate the banks of Brewery Creek into the overall sector	yes	yes
Establish visitor and service needs using existing buildings	yes	yes
Maintain existing recreational activities in lake zone	yes	yes
Encourage diversified tourism circuits with a mix of existing and potential tourist products	Yes; however, the nautical orientation and land-water link are absent	yes

Table 5 Compatibility Between Development Objectives and Envisaged Options

5.5 Analysis Based on Environmental Considerations

With regard to the environmental objectives discussed earlier, the scenarios and their variants respond in a positive and similar manner, as shown in Table 6. There is only one reservation that could be voiced concerning navigation, which could have a minor effect on water quality; however, this could be alleviated if navigation and navigational services are controlled.

❐

See Table 6
Compatibility Between Environmental Objectives and Envisaged Options

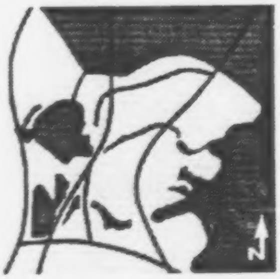
Ice fishing on Leamy Lake

Environmental Objectives	Moderate Option: Without Pleasure Boating	Intensive Option: Without Pleasure Boating	Intensive Option: with Controlled Pleasure Boating
Reverse the eutrophication process, improve the water quality of Leamy Lake and its outlet by opening up towards the Gatineau and Ottawa rivers and integrating Carrière Lake into the hydrographic network	positive positive	positive positive	minor negative positive
Ensure the integrity of existing woods and greenspaces	positive	positive	positive
Conserve and enhance the exceptional ornithological wealth of the sector northwest of Leamy Lake	positive	positive	positive
Conserve and enhance the natural potential of the site for plant and animal life	positive	positive	minor negative
Confirm the orientation of the zone east of Highway 550 as an ecological park	positive	positive	positive
Protect against shoreline erosion	no impact	no impact	minor negative for the beach
Respect vicennial and centennial flood zones	positive	positive	no impact
Limit effects of former sanitary landfill sites on the hydrographic environment	no impact	no impact	no impact
Enhance panoramas and rural beauty of park	positive	positive	positive

Table 6 Compatibility Between Environmental Objectives and Envisaged Options

Certain reservations could be voiced against the intensive scenario and, to a lesser degree, against the moderate scenario. The proposed developments would lead to increased attendance by users in the conservation and protection zones, with pressure on natural and human habitats. Particular attention should be devoted to controlling access and use of sensitive and fragile habitats through appropriate measures.

Whichever scenario is adopted, the former landfill site on the west shore of Leamy Lake should be carefully surveyed because of the migration of mildly contaminated underground waters toward the hydrographic network. Highway noise is not altered by either of the proposed developments.



▼ Former landfill site, west shore of Leamy Lake

5.6 Alternative Solution

Taking into account the relevant analyses and assessments, the results of consultations and the comments and projects submitted in the course of developing the sector plan, it is possible to envisage a variation on the intensive option. Consideration could be given to including large-scale activities within the boundaries of the area surrounding the lakes under the intensive option.

However, if such activities were considered desirable, an environmental assessment and a cumulative effects study should be submitted for assessment.

Family recreational activities

Preferred Development Scenario

6

6.1 Preferred Scenario

The intensive option, including limited and controlled pleasure boating, was preferred by most individuals, groups and organizations consulted, according to the opinions, comments and briefs submitted. This option was also selected by the two partners, the NCC and the City of Hull. Moreover, an analysis dealing specifically with the intensity of activities in the lakes zone showed that the site has the capacity to support certain large-scale activities so long as the environmental impact and cumulative impact effect are measured in order to confirm feasibility and determine appropriate mitigation measures.

It should be kept in mind that effective control mechanisms and monitoring of the effects of pleasure boating on Leamy Lake are essential requirements, in view of the characteristics of the setting and the presence of neighbouring lake activities. Major concerns focus on pollution risks, potential conflicts between nautical activities, shoreline erosion and user safety.

Support for this preferred scenario is based on:

- enhancement of the sector's recreation and tourism potential;
- improvement of water quality by opening up Leamy Lake towards the two rivers and Carrière Lake;
- guarantees of environmental protection by an astringent and constant control of navigational activities and monitoring their effect on the environment;
- expansion of the range of activities available to the population;
- positive effect on regional socioeconomic development.

The two major orientations of the sector are maintained and consolidated within the Capital park designation: an ecological park devoted to preservation, allowing for the enhancement of natural, prehistoric and historic heritage, and the park's role as a centre for visitors, communications, animation and Capital

info

Capital Park

- Preservation
- Heritage
- Welcoming function communication, animation and interpretation.

info

Regional Perspective

- Tourism and recreation potential
- Partnership

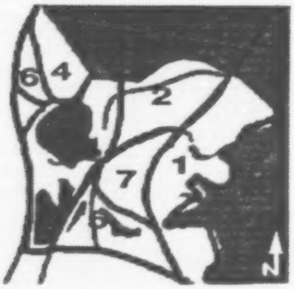
interpretation. As well, in a regional perspective, the enhancement of the recreation and tourism potential will be carried out in association with interested partners.

6.2 Park Development Zones

See Plan 10
Development Zones and Activity Level

The sector plan has been developed according to the development zones shown on Plan 10. The management of each of these will thus be facilitated, particularly when the performance criteria and specific characteristics of actions and activities have been established:

- the east zone (1): an area of preservation and activities of low to moderate intensity;
- the north zone (2): an area of preservation and activities of low to moderate intensity;
- the lakes zone (3): an area of activities of moderate to high intensity with recreation and tourism buildings;
- the ornithological zone (4): an area of preservation and activities of low intensity;
- the Brewery Creek zone (5): an area of preservation and activities of low intensity;
- the industrial zone (6): an area of high-intensity activities, industrial activities and public services;
- Fournier sector (7): an area of mixed urban activities, predominantly residential, whose orientation remains unchanged. Given that the Leamy Lake sector plan does not intervene in the Fournier sector, it is not dealt with below as a development zone.



Development zones

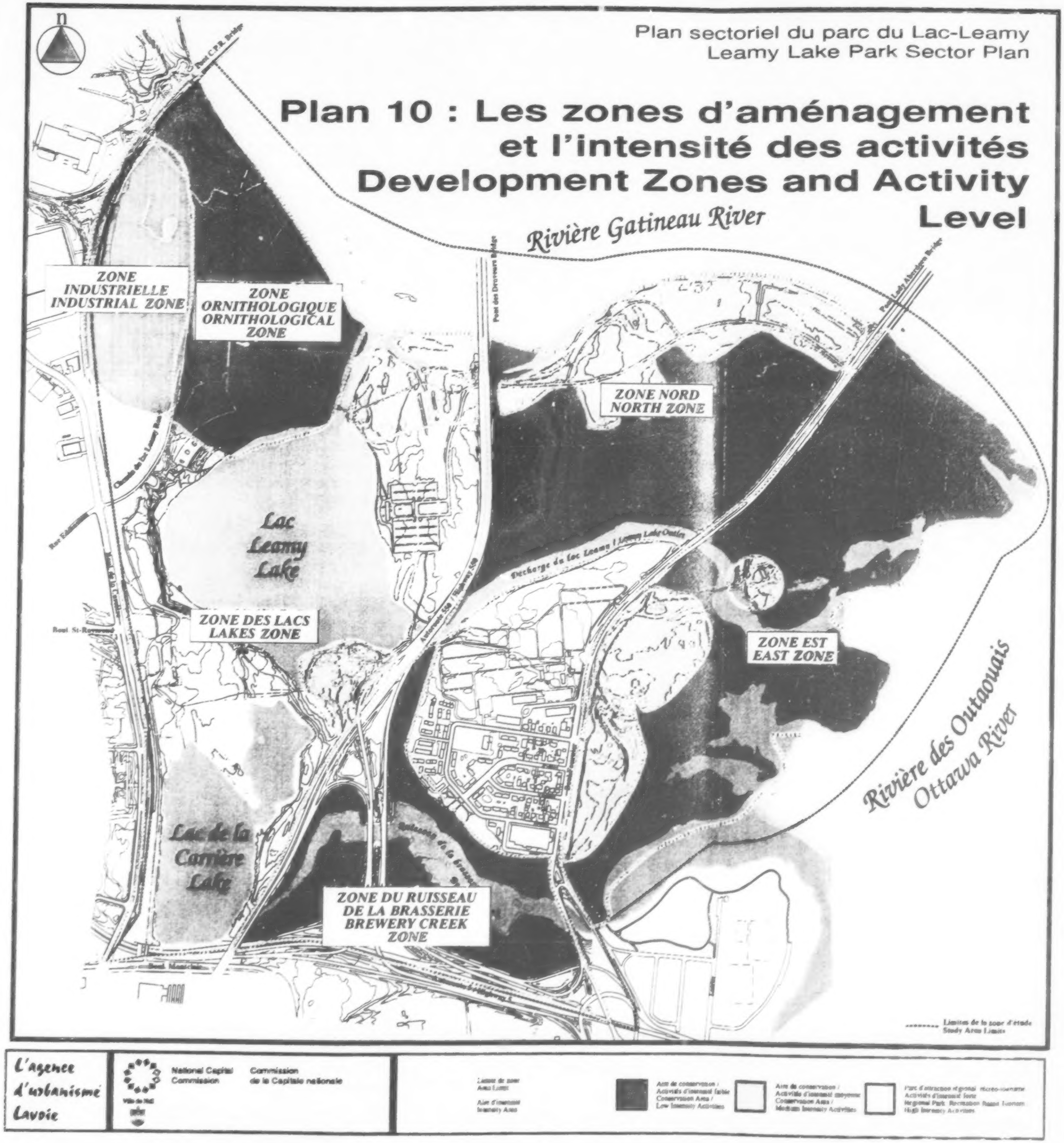
6.3 Activity Level

Activities planned for the park are grouped into three categories according to impact and risk of disturbance of the biophysical habitat and the level of human presence. Moreover, all activities proposed as part of the enhancement of Leamy Lake Park will be subjected to an ongoing environmental impact assessment process, including cumulative effects:

- **low intensity**: human presence is nonexistent or discouraged in total preservation areas, and is restricted to recreational pathways and rest areas. No construction or development is authorized except for clearing for archaeological research and site interpretation kiosks;

Plan sectoriel du parc du Lac-Leamy
Leamy Lake Park Sector Plan

Plan 10 : Les zones d'aménagement et l'intensité des activités Development Zones and Activity Level


n
Pont C.P.R. Bridge
Rivière Gatineau River
Pont des Draveurs Bridge
Pont Lady Aberdeen Bridge
ZONE INDUSTRIELLE INDUSTRIAL ZONE
ZONE ORNITHOLOGIQUE ORNITHOLOGICAL ZONE
ZONE NORD NORTH ZONE
Lac Leamy Lake
Décharge du lac Leamy / Leamy Lake Outlet
Autoroute 50 / Highway 50
Rue Edmonton
Boul. St-Raymond
ZONE DES LACS LAKES ZONE
ZONE EST EAST ZONE
Rivière des Outaouais Ottawa River
Lac de la Carrière Lake
Ruisseau de la Brasserie
ZONE DU RUISSEAU DE LA BRASSERIE BREWERY CREEK ZONE
Boul. Montclair
Limites de la zone d'étude
Study Area Limits
L'agence d'urbanisme Lavoie
National Capital Commission
Commission de la Capitale nationale
Ville de Hull
Limite de zone
Area Limit
Aire d'intensité
Intensity Area
Aire de conservation / Activités d'intensité faible
Conservation Area / Low Intensity Activities
Aire de conservation / Activités d'intensité moyenne
Conservation Area / Medium Intensity Activities
Parc d'attraction régional récréo-touristique
Activités d'intensité forte
Regional Park Recreation Resort Tourism
High Intensity Activities

- **moderate intensity**: human presence is restricted to existing or redeveloped areas and buildings, recreational pathways and rest areas; authorized new constructions are attached to existing buildings, or detached if seasonal. Activities are geared to leisure, observation, group recreation in cleared areas, picnics and related animation and activities;

- **high intensity**: human presence is significant, participants are numerous, facilities and constructions are permanent or seasonal, sizable temporary facilities are authorized as long as they are seasonal and do not alter the biophysical environment; use as a stage for activities, special events and Capital interpretation would be allowed.

Each of the development zones of the sector plan is classified in the following table according to the level of intensity of its activities.

Zone	Low Intensity	Moderate Intensity	High Intensity
East Zone	●	●	
North Zone	●	●	
Lakes Zone		●	●
Ornithological Zone	●		
Brewery Creek Zone	●		
Industrial Zone			●

Table 7 Activity Level by Zone

Sector Plan by Development Zone

7

Each of the zones identified in the sector plan is described below and includes the proposed development orientations, degree of intensity of activities and actions for implementation.

❐

See Plan 11
Action Plan

7.1 East Zone

In view of the exceptional potential of the site in terms of archaeology, plant life and landscape, particular attention will be paid to the preservation and enhancement of the natural setting and the enhancement of the prehistoric archaeological potential. Complete conservation is essential both to preserve nature and to protect heritage related to artifacts dating from the prehistoric age.

East zone

Aerial view of the east zone

As well, the east zone could accommodate activities of average intensity in the following areas: around the Gatineau Boom building and within the limits of the former sanitary landfill sites on the east side of boulevard Fournier.

7.1.1 Activities and Actions

Activities envisaged for the east zone consist of:

- recreational traffic (cyclists, skiers, hikers, rollerbladers, etc.) on recreational pathways and at look-out points;
- renaturalization of deforested plains along boulevard Fournier in accordance with the existing program, with the potential for future activities of moderate intensity;
- visitor services, animation, museum activities, parking and services at the visitor centre at the Gatineau Boom building;
- a land-water link-up via the recreational pathways and shuttle and tour boat landings;
- no activity in the wooded areas, unless related to an archaeological program.

Planned actions are minimal and low impact:

- occasional and limited archaeological excavations subject to environmental impact assessments;
- an area for the interpretation of nature and the prehistoric potential at the extremity of the recreational pathway on the north shore of the Leamy Lake outlet. This site features an excellent view of the river and the urban setting looking south and southeast towards Ottawa;
- another similar interpretation area on the south shore of the outlet, with views to the north and northeast. On the shores of Rafting Bay, this site hails back to native encampments in prehistoric times and to timber floating activities and the role of the sector in the regional forestry industry.

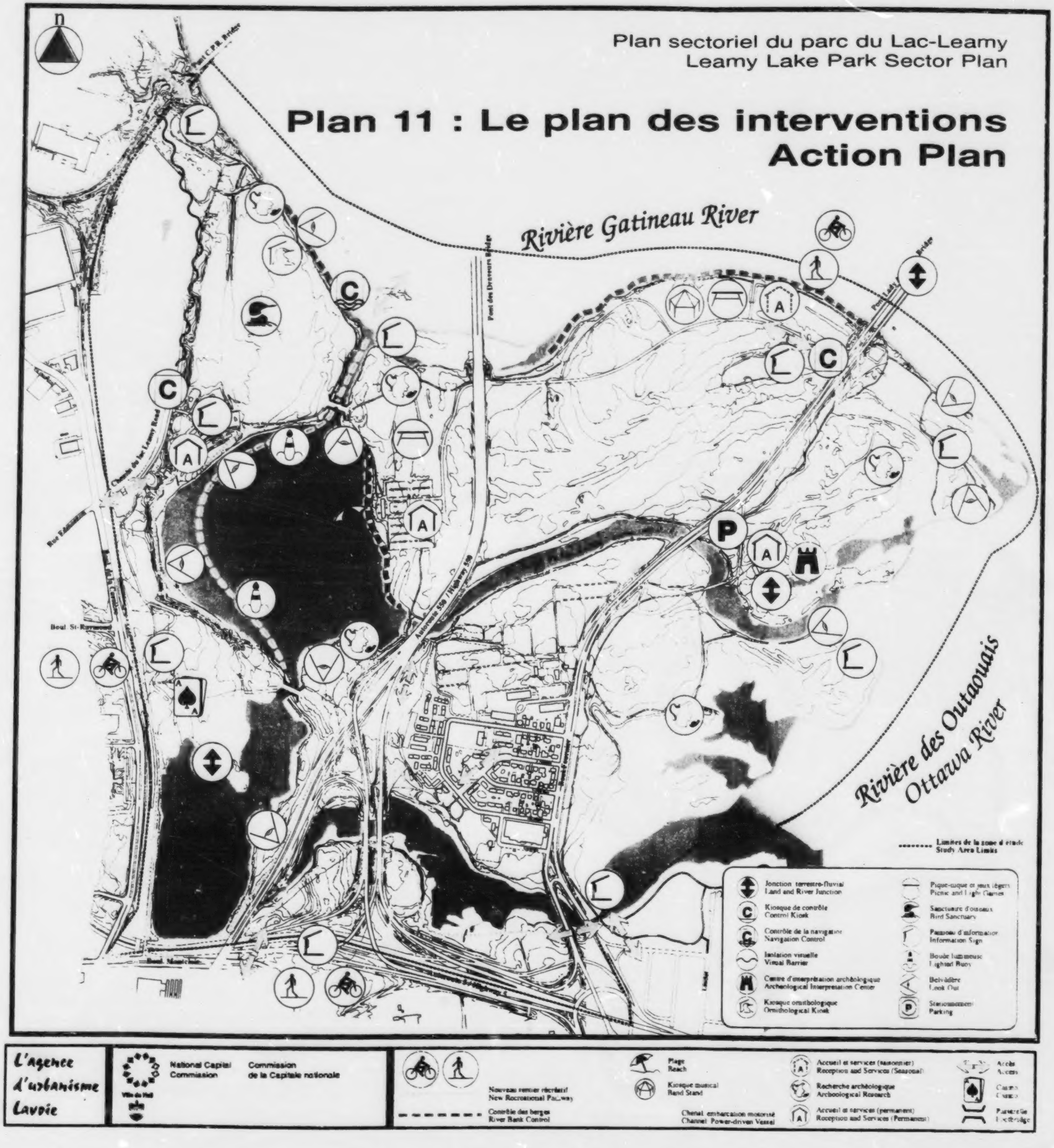
7.1.2 Prehistoric Heritage

ee Plan 5
rchaeology

The exceptional wealth of Leamy Lake Park's prehistoric heritage has been further affirmed with the archaeological research and discoveries that have taken place in recent years. While archaeologists have discovered several potentially interesting sites elsewhere on the land, the sector between the Ottawa River and boulevard Fournier is the most interesting. The presence of this heritage requires that activities be maintained at a level that respects the unique characteristics of the site.

Plan sectoriel du parc du Lac-Leamy
Leamy Lake Park Sector Plan

Plan 11 : Le plan des interventions
Action Plan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C.P.R. Bridge
Rivière Gatineau River
Pont des Draveurs Bridge
Autoroute 550 / Highway 550
Chemin du Lac Leamy Road
Boul. St-Raymond
Boul. Montclair
Rivière des Outaouais
Ottawa River
Limites de la zone d'étude
Study Area Limits
Jonction terrestre-fluvial
Land and River Junction
Kiosque de contrôle
Control Kiosk
Contrôle de la navigation
Navigation Control
Isolation visuelle
Visual Barrier
Centre d'interprétation archéologique
Archeological Interpretation Center
Kiosque ornithologique
Ornithological Kiosk
Pique-nique et jeux légers
Picnic and Light Games
Sanctuaire d'oiseaux
Bird Sanctuary
Panneau d'information
Information Sign
Bouée lumineuse
Lighted Buoy
Belvédère
Look Out
Stationnement
Parking
L'agence d'urbanisme Lavoie
National Capital Commission
Commission de la Capitale nationale
Ville de Hull
Nouveau sentier récréatif
New Recreational Pathway
Contrôle des berges
River Bank Control
Plage
Beach
Kiosque musical
Band Stand
Chenal embarcation motorisé
Channel Power-driven Vessel
Accueil et services (saisonnier)
Reception and Services (Seasonal)
Recherche archéologique
Archeological Research
Accueil et services (permanent)
Reception and Services (Permanent)
Accès
Access
Casino
Casino
Passerelle
Footbridge

Prehistoric heritage is one of the major themes of Leamy Lake Park, and the Gatineau Boom building is an ideal site for a research and interpretation centre, presentations on history and prehistory, and a school of archaeological excavations whose management and animation would be assumed by public and private partners (universities, municipalities, government agencies, etc.).

7.1.3 Gatineau Boom Building

The role attributed to this area is based both on the site where the building is located, which is perfectly suited to visitor and services functions, and on the state and dimensions of its structure. Prehistoric heritage animation and popularization are concentrated in the Gatineau Boom building. Not only is it located in the heart of the intensive excavation zone, but its structure and site lend themselves very well to roles as a research centre, laboratory and centre for the dissemination of prehistory, as well as to serving as a visitor centre for the eastern portion of the park and a link between recreational pathways and the water transit tourism network.

● Gatineau Boom building

The convergence of these complementary roles for the Gatineau Boom building will substantially increase visitor use of the centre: this is an ideal point for disseminating information on prehistoric heritage and the need to respect the integrity of the site, which justifies circulation restrictions in the excavation sectors.

The building and its surroundings offer a wide range of possibilities for visitor and services functions. Among the various possible plans, the following could be noted:

- the renovation of the building with a visitor and services orientation and permanent use during all four seasons;
- site landscaping to integrate it into the surrounding environment;
- the installation of a landing for shuttle and tour boats on the downtown Ottawa/downtown Hull/Leamy Lake/Casino de Hull circuit. This would confirm the integration of land and water networks and add another focus of interest to the recreational tourism circuit in the region;
- an indoor visitor area and outdoor signs providing information on the services, facilities and activities available in Leamy Lake Park, the regional green network and the waterways circuit;

Shuttle and tour boat circuit

- part of the building would be devoted to an archaeological research centre including administration, laboratories, museology and documentation; the regional and national academic community would participate in the management and animation of this function;
- accommodation and restaurant services could be offered as complementary services to users of the park and the regional and interprovincial network (skiers, cyclists, etc.) or to archaeologists participating in archaeological activities;
- a rental and repair centre could offer services for cyclists, skiers, canoeists and kayakers;
- park administration could house its offices, storage facilities and vehicles here;
- redevelopment of access from boulevard Fournier;
- redevelopment of boulevard Fournier to enhance the quality of visitors' experience and improve accessibility to the park;
- landscaping and appropriate signage at the entrance would provide character corresponding to its role as a focus of interest and welcome area for visitors;
- parking and a specific zone are planned for tourist buses, with another for bicycle parking;
- judiciously located observation posts would allow visitors to admire significant national symbols (Parliament Hill, the National Gallery, Rideau Falls, etc.);
- the building could be managed by a private company, whose mandate could include animation activities as well as park management and maintenance;
- if the wreck on the north shore of the Leamy Lake outlet near the Gatineau Boom building is representative of the type of boat formerly used for timber floating activities, and if it is worth conserving, salvage and restoration operations could take place at a later date. If appropriate, an interpretation zone could be developed on the shore to inform visitors on the type of boat and its role in forestry operations. Otherwise, it should be removed.

Cycling

7.1.4 Action Plan

In the east zone, the action plan includes the following components:

- activities limited to archaeological research, interpretation of prehistoric heritage and traffic on pathways;
- the creation of an archaeology research, interpretation and dissemination centre on the site of the Gatineau Boom;
- transformation of the Gatineau Boom building for visitor, services or research centre functions, and redevelopment of access and parking according to needs;

Archaeological research

- redevelopment of boulevard Fournier as a principal access road to Leamy Lake Park;
- development of nature interpretation areas and lookout posts;
- installation of a landing for shuttle boats to ensure the link between land and waterway networks and enhance its potential as a stop-off on the recreational tourism circuit;
- assessment of the historic potential of the wreck by the building and carrying out restoration work if warranted;
- initiate discussions with public transit authorities for the development of a strategy for the boulevard Fournier access point;
- access the condition, location and programming of the fitness station circuit.

7.2 North Zone

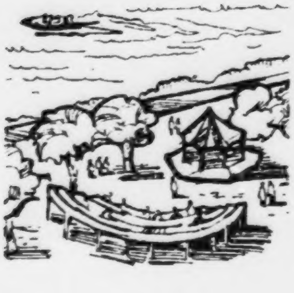
7.2.1 Activities and Actions

This zone, stretched along the bank of the Gatineau River, runs from Highway 550 to boulevard Fournier, bordered to the south by the Leamy Lake outlet and to the north by the Gatineau River. The grassy area and parking areas between Leamy Lake Parkway and the Gatineau River retain their existing orientation, and a cultural and musical component is added.

North zone

Aerial view of the north zone

A cultural information and animation booth would be set up on the parkway near the boulevard Fournier entrance. The booth's location would serve a double purpose: in addition to informing visitors about activities and events, it would make for better control of park access and for readjusting the existing entry fee policy if required. The booth would provide information on cultural activities in the park (concerts, recitals, exhibitions, etc.), at the quai des Artistes in Gatineau and throughout the greenspace network of the National Capital Region. Information boards on park activities and rules would complete the planned installations.


Music stand

One of the possible plans for animating this zone involves a musical component. An outdoor stage could be set up, and light seasonal structures and music stands could be scattered throughout the cleared areas and on the edge of the forest. The outdoor stage could also be used for other cultural activities and entertainment complementary to park activities. Active partnerships with interested organizations in the field (colleges and universities with music programs in the region, for example, or not-for-profit organizations) would make it possible to set up the program and infrastructure required for this type of initiative.

The issue of riverbank erosion must be dealt with as soon as possible in a specific study of its own to determine the scope of riverbank reinforcement work that is required. Currently, the parking and archaeological heritage areas are affected by this problem.

Outdoor games

The natural wooded habitat of the zone between Leamy Lake Parkway and the outlet is fragile; consequently, the integral conservation of the area and non-intervention must be ensured. The only elements allowed would be information and animation signs about the plant and animal life along the existing recreational pathways. The question of public safety with respect to undesirable nocturnal activities could be resolved by a more severe control of park entry, and perhaps even by closing the site overnight.

Activities in the north zone would be limited to the use of existing facilities, with some light development. The following possibilities could be envisaged:

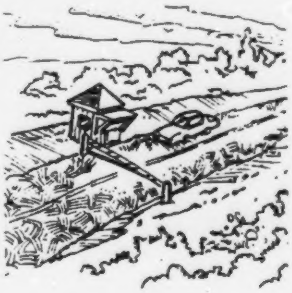
- the prohibition of all activities except for archaeological research in the wooded areas;
- circulation along recreational pathways and to lookout points;
- leisure and relaxation, outdoor games, concerts and recitals for small audiences on the cleared plains on the north side of Leamy Lake Parkway;
- visitor information and animation at the seasonal visitor centre of the sector.

7.2.2 Action Plan

In the north zone, the action plan would include the following components:

- development of a cultural information and animation stand in the parking area;
- construction of a seasonal outdoor stage and music stands;
- the cleared areas south of Leamy Lake Parkway could have two vocations;
  - in the short term, activities would be prohibited and the areas would be renaturalized;
  - in the medium or long term, one or more sections could be given over to activities similar to those on the north side of the parkway.
- assessment of damage caused by shoreline erosion and proceed with reinforcement work;
- installation of information and animation signs about plant and animal life;
- study the possibility of closing overnight to minimize vandalism and ensure improved park control;
- reassess entrance fee system in light of potential park activities and the proposed control system;
- assess impact of opening the park on a permanent basis in light of environmental impact;
- promote winter activities and events;
- assess needs for archaeological interpretation (history);
- carry out short-term, limited excavations for archaeological research (history);
- assess the condition, location and programming of the fitness station circuit.

▬ Shoreline stabilization

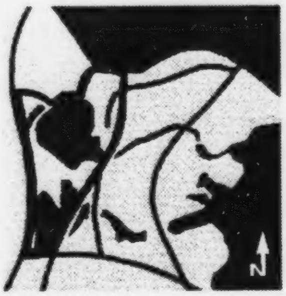


Motor vehicle controlled access

7.3 Lakes Zone

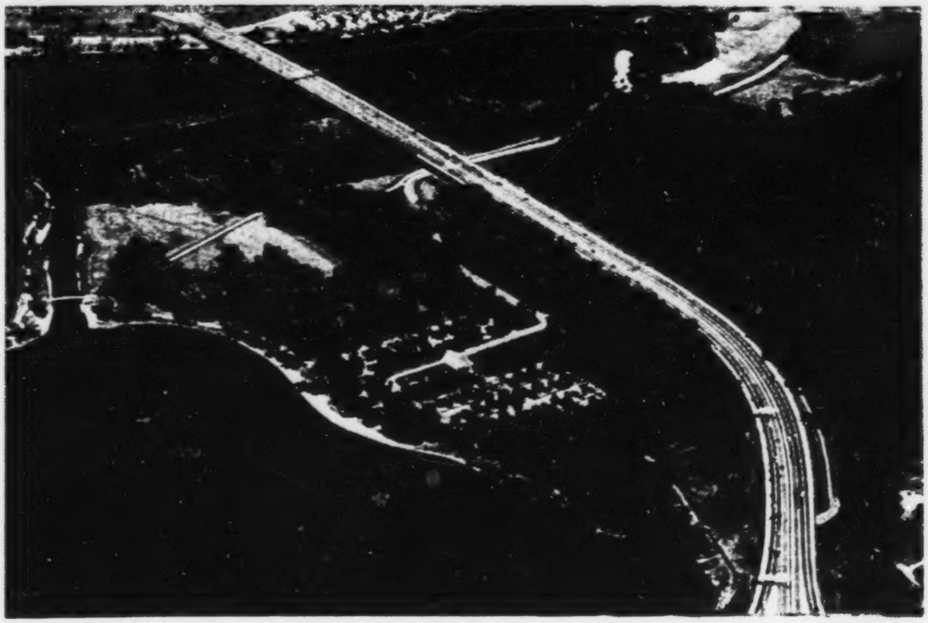
In light of Leamy Lake Park's role as a Capital park, the lakes zone would feature Capital activities, events and interpretation. This zone, seen as a vast outdoor stage, would become a meeting place for Canadians. Further, the objective of a major focus of attraction for recreation and tourism attributed by the NCC, the City of Hull and the Communauté urbaine de l'Outaouais is readily confirmed in this zone. Plans include buildings, facilities and activities that focus on this objective:

- large-scale events and Capital interpretation;
- the beach and other water-based activities (windsurfing, canoeing, etc.);
- the beach pavilion and parking lot;



Lakes zone

- the service pavilion on the west shore and its parking lot;
- the Casino de Hull and its planned development: fountain, landing dock, landscaping, bridges, etc.;



Aerial view of the lakes zone - beach and parking

- the navigation channel for shuttle and tour boats and pleasure boating;
- the facilities required for navigation control: lay-to wharf, watch-house, etc.;
- recreational pathway network around Leamy Lake;
- lookout points with views of natural and urban landscapes;
- sites with commercial and hotel potential, whose activities would be compatible with the characteristics of the sector.

7.3.1 Activities

Crowd activities

In the Leamy Lake zone, authorized activities are characterized as follows:

- individual, family and group activities such as swimming and other land and water activities commonly enjoyed in the park;
- crowd activities, possibly throughout all four seasons, that take into account the site's support capacity, environmental impact and environmental monitoring;
- visitor services, animation, parking, food and sanitary services at the reception centre of the beach pavilion;
- museum activities using a historical animation kiosk on the east shore of the north channel;

- lookout points and recreational pathways on the lakeshore;
- visitor services, animation, parking, food and sanitary services at the reception centre on the north shore;
- intensive commercial and recreational tourism activities such as the Casino de Hull, hotels, restaurants and entertainment.

In view of the environmental constraints in the area between the highway and the north channel (forest growth, archaeological potential, nesting zones, etc.) as well as in Leamy Lake (spawning grounds, aquatic plant and animal life), any proposal or initiative involving large-scale activities would have to be assessed in comparison with other activities in a cumulative effects assessment process.

7.3.2 Opening the Aquatic Network

The landlocking of Leamy Lake more than 25 years ago has had a significant negative impact on water quality. In view of the need to ensure water circulation to halt the eutrophication process, as well as for the importance of Leamy Lake as a recreation and tourism focus, it would be appropriate — as studies on the subject have shown — to open the lake toward Carrière Lake and the two neighbouring rivers. Environmental studies carried out in 1995 demonstrated that opening up the water bodies would decrease bacteriological pollution, eutrophication and phosphorus and chloride levels.[8]

● Opening of the aquatic network

With a view to improving the hydrological environment, the sector plan envisages opening Leamy Lake towards the Gatineau and Ottawa rivers, and connecting Carrière Lake with Leamy Lake.

7.3.3 Pleasure Boating and Navigational Tourism

The opening of the lakes toward the Gatineau River would make them accessible to motorized pleasure boating. According to environmental studies[9], navigation does not present a problem if appropriate control measures (limits on speed and number of boats, channel marking, no emptying of sanitary facilities, etc.) are set up. Moreover, adequate management would make it possible to control nautical activities for the safety of other lake users such as swimmers and windsurfers, and to prevent shoreline erosion. From the socioeconomic perspective, boating would be a particularly interesting asset to regional recreation and tourism activities and infrastructures.

■■ Pleasure boating

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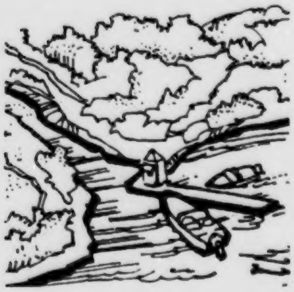
[8] See studies by Consor and SNC-Lavalin

[9] Fondex, *Étude sur la qualité de l'eau du lac Leamy*, 1995

If pleasure boating is to be included in the sector's activities, it is essential that it be framed by an efficient control of operations that would take the following elements into account:

- environmental impact is negligible only if navigation is controlled;
- the number of pleasure crafts is limited to about 20;
- the number of river shuttle and tour boats is limited to one at a time in Leamy Lake;
- a marked navigation channel is set up in the western part of Leamy Lake;
- buoys must be lit, since shuttle and tour boats would be leaving the Casino de Hull dock after sundown;
- the channel must be supervised and controlled;
- shuttle and tour boat access must be limited to licensed businesses and access must comply with a predetermined schedule;
- the sale of motor fuel and emptying of sanitary facilities would be forbidden;
- services at the casino landing would be limited to electricity and water;
- speed limit would be set at 10 km/h;
- pedestrian and cyclist traffic is provided for around Leamy Lake by bridges over the access channel between Leamy Lake and the Gatineau River and the access channel to Carrière Lake;
- signs at the channel entrance would post rules for navigators and provide additional information on Leamy Lake Park;
- a lay-to wharf, a watch-house and navigation signal lights would be located at the entrance of the north channel to control the entrance and exit of boats.


Lay-to wharf

The opening of the bodies of water to pleasure boating and navigational tourism will make Leamy Lake Park part of the "Outaouais nautical corridor," and confirm the role the park will play as a focus for recreation and tourism of regional interest. Recreational boaters would have another area to explore, since the shuttle and tour boats would constitute an expanded range of services offered to visitors in the region, who would thus discover a new aspect of Canada's Capital. Leamy Lake and Carrière Lake would constitute choice destinations on the boating circuit.

7.3.4 Beach (Building and Parking)

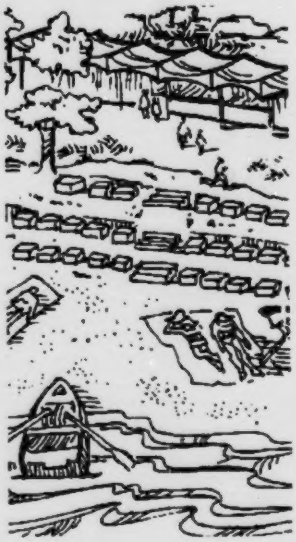
Leamy Lake's beach is one of the most popular sections of the park. Attendance is very high during the summer, but the beach is virtually unused the rest of the year. However, its strategic location and large parking lot give it definite potential for year-round use. Apart from summer activities, it could have great potential as an area for cross-country skiing, snowshoeing, autumn hiking and even skating on the lake. An assessment of the architecture and structure of the pavilion in light of the new orientations advocated in this sector plan, and an evaluation of the site's constraints, would enable us to identify modifications and construction work that would be required in order to maximize use of the area. As well, certain short-term activities and winter events could take advantage of the potential of the lake, especially if the building is available year round.

● Beach location

If activities other than swimming are to be practiced in the beach sector throughout the year, the parking lot must maintain its current capacity.

Obviously, the opening of the site on a year-round basis means there would have to be visitor areas, rest areas and service areas. Services offered outside the summer season could be limited to passive information (signs and brochures), coin-operated snack machines, washrooms, rest areas and lockers.

In recent years, erosion of the east shore of Leamy Lake has affected the beach. While the problem has not yet reached alarming proportions, a beach rehabilitation and shoreline protection plan is necessary. The rehabilitation plan should take into account the activity areas and potential user needs, as well as ensuring universal access to persons with special needs.

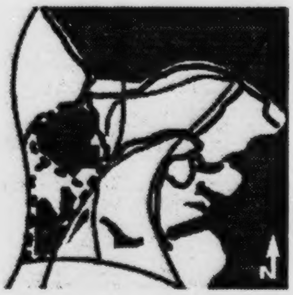


Beach rehabilitation

The overall site could house large-scale activities, on the condition that initiatives and proposals have been subject to impact studies, impact mitigation measures have been applied, and an assessment process for cumulative effects on the environment is established. As well, a more precise assessment of the potential and constraints of the site will make it possible to identify areas that require special actions for the protection of intrinsic characteristics. Even if the sector plan attributes activities of medium to high intensity, specific sensitive zones must always be taken into consideration when evaluating proposals.

The visible algae on the lake surface can be off-putting for some park users wishing to take part in water sports. The opening of the water bodies to navigation, in addition to reversing the eutrophication process in Leamy Lake, should also lead to a gradual reduction in aquatic plants. Their evolution should be monitored during the next few years, and actions should be planned if necessary.

7.3.5 Recreational Pathways

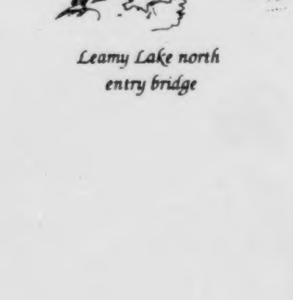


Recreational pathways
— existing
-- proposed

The existing and planned networks of recreational pathways on the Leamy Lake Park land and in the immediate surroundings are compatible with the interests of regional bodies. Used throughout the year, they are part of the large network of greenspaces of the National Capital Region.

In the lakes zone, the existing recreational pathway network would be expanded by adding the following segments:

- the perimeter of Leamy Lake: the circuit will go all around the lake thanks to a new path on the west and south shores. Two new bridges would be built for crossing the north and south channels created by opening Leamy Lake onto the Gatineau River and Carrière Lake;
- the section at the junction of the outlet and Leamy Lake would be redeveloped to restore the existing footbridge, raise the level of the dike to avoid backflow from the Ottawa River during high water periods, and link up with the existing pathway from the beach pavilion;
- a junction between the circuit around the lake and the entrance to the Casino de Hull, where traffic lights would allow cyclists and pedestrians to safely cross boulevard de la Carrière;
- the service road on the east shore of Carrière Lake, from boulevard Montclair to the Casino de Hull entrance, where cyclists could share the road with emergency vehicles and service vehicles. The view of Carrière Lake is interesting, and this segment is safer than the existing bicycle path on the shoulder of the boulevard. From the boulevard Montclair intersection, this route is integrated into the existing and future urban network planned by the City of Hull;
- a path would be developed on the east shore of Carrière Lake between Brewery Creek and the Leamy Lake outlet to ensure the link between the creek and lake circuits, passing under Highway 550;
- even though it lies outside the area under study, a segment could be developed on boulevard St-Raymond between boulevard de la Carrière and boulevard Saint-Joseph. Access to Leamy Lake Park would thus be greatly facilitated for neighbouring Hull residents.



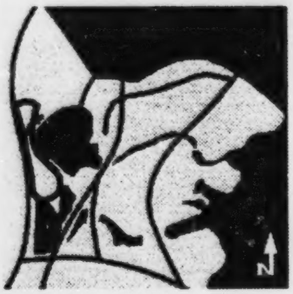
Leamy Lake north entry bridge

One of the particularities of the park that confirms its recreational tourism orientation is the possibility of linking the recreational pathway network to the shuttle or tour boat circuit at the following points of contact:

- the lay-to wharf of the north channel of Leamy Lake;
- the Casino de Hull wharf;
- the quai des Artistes in Gatineau;
- the Gatineau Boom building;
- neighbouring marinas;
- the Rideau Canal wharf.

7.3.6 Commercial Buildings and Building Projects

The west shore of Leamy Lake, between the Casino de Hull and chemin du Lac-Leamy, as well as the sector north of the road, have realty development potential for recreation and tourism purposes, and the municipal zoning confirms this orientation. Through its architecture and landscaping, any construction should be integrated into the Leamy Lake Park environment since it would be taking advantage of this favorable setting. In return, reconstruction would be expected to provide an urban profile and view compatible with the park's intrinsic characteristics. In the assessment and analysis of proposed construction and development plans, the City of Hull must pay close attention to these elements so that any undertakings set an example and contribute in a positive way to the overall image of the park.

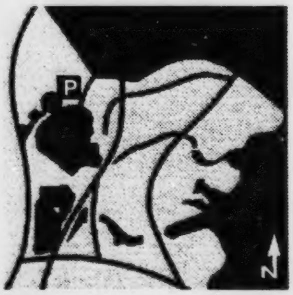


Potential realty development area

7.3.7 West Shore of Leamy Lake and Carrière Lake

Chemin du Lac-Leamy provides the only access to Leamy Lake by the west shore; its visual and landscaped environment do not correspond at all to its role. A comparison with the park entrance on boulevard Fournier underscores the need for an appropriate treatment.

Its position at the west entrance to the park gives the west shore pavilion a new orientation as a reception point. To further develop its possibilities, an animation and information component could be added — especially of a passive type, with signs, maps and displays informing visitors about the services, facilities and activities in Leamy Lake Park and the larger network of regional and interprovincial greenspaces.



P Parking
▬ ▬ Chemin du Lac-Leamy
■ Casino de Hull
● Service building

Recently constructed, boulevard de la Carrière is adequately developed for motorized traffic, and will be even better once work on the boulevard St-Raymond intersection is completed. However, for pedestrian and bicycle traffic, as well as for the landscaped environment, this road is deficient. It needs to be made safer and more attractive. Large built spaces can be a source of problems for the Leamy Lake environment. This is the case for the parking lots of the Casino de Hull, the hotel project and future buildings which will replace the inflatable structures.

To do away with vandalism and ensure the integrity of the park, one possibility is to close the parking lot on the west shore overnight, as is suggested for the boulevard Fournier entrance. A situation assessment should be performed by the partners and the appropriate police departments.

7.3.8 Historic Heritage

Historical heritage zone

Interpretation sign

The only traces left of the time of intense wood industry activity are the piers in the river near the Leamy Lake approach channel. However, the park substratum contains numerous reminders of this activity, including the ruins of the foundations of the first steam sawmill built on the northeast shore of the lake near the supply channel. There are also signs of recent human habitation and of old industrial and agricultural buildings (such as the foundations of the Philemon Wright house). This potential should be brought to the fore to remind current and future generations of the people who, throughout our history, shaped the region and participated in its socioeconomic development and activities.

Between the highway and the Leamy Lake supply channel, the zone could house a historic interpretation centre on the first industrial installations related to the wood industry in the last century. For example, an information and animation kiosk could bring visitors into contact with these elements of regional history and ornithology, since the ornithological zone is located close by.

Archaeological research would define the scope of the ruins and artifacts; if results proved conclusive, then it would be appropriate to plan for a presentation and interpretation centre.

7.3.9 Action Plan

In the lakes zone, the action plan includes the following components:

- control navigation: access, traffic, speed and noise;
- develop a marked navigation channel in association with the appropriate government agencies;
- develop an effective management system to inform motor boat users of the rules for using Leamy Lake;
- ensure environmental monitoring to identify the impact of opening the water bodies and of navigation;

- set up a permanent mechanism for a cumulative environmental effects assessment that focuses on navigation and large-scale events, in view of the site's visitor and support capacity;
- analyze the problem of shoreline erosion and develop a rehabilitation program;
- open the zone to activities year round;
- study the structure and architecture of the beach pavilion and identify renovation possibilities to make it either wholly or partially usable on a year-round basis;
- assess the condition of municipal service infrastructures (sanitary and storm sewers) and other (electricity) and make the improvements required for more intensive use;
- consider new development perspectives for the pavilion and its surroundings for future initiatives and possible partnerships with agencies from various levels of government or the private sector;
- expand the peripheral network of recreational pathways around Leamy Lake and the section creating a link with Brewery Creek;
- adequately develop the west entrance of the park in view of its role as the main entrance;
- redevelop the strip of land between boulevard de la Carrière and the railway to enhance existing and future recreational tourism facilities;
- integrate the development of lots with a recreational tourism orientation on the edge of the zone, keeping in mind the characteristic of the environment;
- set up a booth or seasonal interpretation signs relating to historic heritage (agriculture, forestry, human occupation);
- assess the historic archaeological potential of the sector located north of the beach as well as other high-potential sectors identified for an excavation program encompassing all of the park;
- assess the impact of aquatic plant bloom and take remedial measures;
- assess the possibility of closing the west shore parking lot overnight to minimize vandalism and ensure better park control;
- ensure specific measures for all proposed activities in order to assess environmental impact and cumulative effects and set up an appropriate environmental monitoring program;
- assess the condition, location and programming of the fitness station circuit.

Marked navigation channel

Resource interpretation sign

7.4 Ornithological Zone

Ornithologists in the region have long been aware of the exceptional birdwatching potential of the northwest sector of Leamy Lake. In their observation guides, the sector is described as one of the most interesting in the Outaouais region. Its proximity to the urban environment makes it easily accessible to residents; how-

Ornithological zone

ever, this situation calls for very careful development of bordering sectors so that this natural wealth is not endangered.

The enhancement of this resource would first take the form of an acknowledgment of the sector as a bird sanctuary by the authorized organizations: the NCC, under the sector plan; the City of Hull in its urban planning and by-laws; and the CUO in its regional development plan.

The zone is already belted by a network of routes and pathways that should not be extended toward the interior. Rest areas and interpretation areas could be developed along this network to inform visitors on the characteristics of the birdlife. The Gatineau River recreational pathway offers at least one site that would be suited to this purpose. The pathway on the northwest shore of Leamy Lake already has several nesting boxes, and this interesting and instructive initiative could be implemented elsewhere around the ornithological area.

Club des ornithologues de l'Outaouais

Animation and development should be carried out in cooperation with ornithologists to expand the network of nesting shelters, determine the content of information signs and situate, develop and animate information areas.

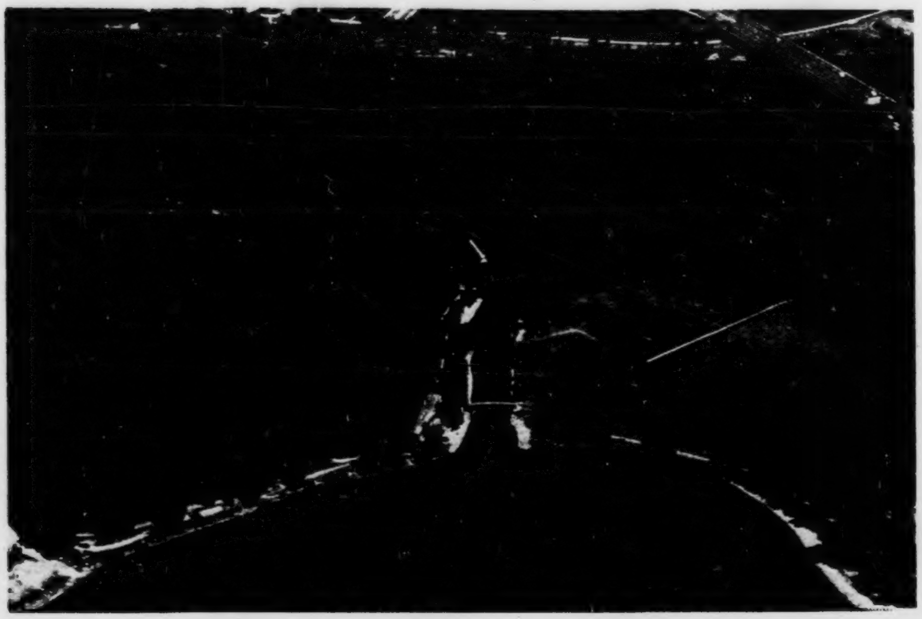
This sector is identified in the City of Hull urban plan as an area for commercial realty development, including high-density housing, and the zoning reflects this orientation. The municipal by-law must thus be modified to confirm the unique character of this zone by rezoning it as parkland, a greenspace or a bird sanctuary.

Nesting boxes

The only activities authorized in the zone would be related to cycling, skiing, skating, walking, etc. People doing these activities would be required to keep to the recreational pathways and lookouts bordering the bird sanctuary. No activity should be allowed in the woods except for activities relating to archaeological excavation, if required, and if the impacts are adequately mitigated. The park's recreational pathway network would extend to the western boundary of the bird sanctuary. The existing road, which has been out of service for years, could be used to complete the tour of the zone.

The northwest extremity of the zone would be a reception area, creating the link with the Philemon Wright corridor and Gatineau Park. A rest area would provide information on Leamy Lake Park and the activities of the large greenspace historical reminder could highlight the presence of the first farm in the region. This sector and the banks of the Gatineau River could be used for archaeological excavation and interpretation.

Finally, the portion of the bank of the Gatineau River across from the ornithological area which has been damaged by erosion should be subjected to a specific study because of the environmental risks and archaeological potential. Moreover,



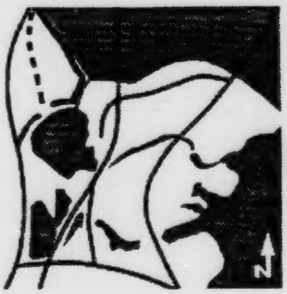
Aerial view of the ornithological zone

since it is located close to the riverside pathway, the bank should be stabilized and included under a broader program covering all of the banks that present potential erosion risks.

7.4.1 Action Plan

In the ornithological zone, the action plan includes the following components:

- designation of the area as a bird sanctuary or avifauna reserve;
- modification of City of Hull bylaw to give the area a Pb park zoning;
- integration of ornithologists into planning and management;
- extension of recreational pathway on the periphery of the zone and introduction of information signs;
- creation of an information area at the northwest entrance of the park to identify this link as the park entrance via the Philemon Wright corridor;
- archaeological excavation in the areas identified under an archaeological program;
- assessment and correction of problems of Gatineau River bank erosion.



Recreational pathways

— existing

-- proposed

7.5 Brewery Creek Zone

Brewery Creek zone

Even though it lies between the urban fabric of the Fournier sector and Highway 5, the Brewery Creek zone could assume two complementary roles:

Aerial view of the Brewery Creek zone

- enhance the recreational potential of the banks of Brewery Creek, especially for a segment of the recreational pathway network;
- link up the east zone and the lakes zone; the first is a wooded conservation environment and the second houses facilities and buildings where activity could be intense.

info

See the report *Integrated Recreational Pathway Network for the National Capital Region*

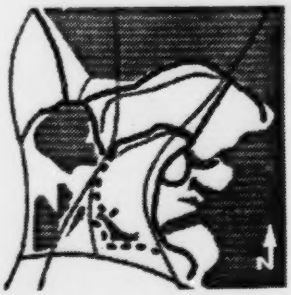
Since the conservation of the biophysical habitat of the banks is the principal management objective of the zone, development would be limited to the addition of segments to the recreational pathway network, already begun as part of the City of Hull/NCC partnership and on the basis of the strategic development of the integrated recreational pathway network in the NCR.

A parcel of land located between Highway 550 and the Fournier sector could also prove to be of use for the development of a complementary segment of the recreational pathway network between Brewery Creek and the Leamy Lake outlet. This municipal segment is not part of the recreational pathway network development strategy, but it would nevertheless allow an existing residential neighbourhood to be linked more directly with the park. Discussions with the MTQ are needed to assess availability.

7.5.1 Action Plan

In the Brewery Creek zone, the action plan includes the following components:

- development of a recreational pathway on the south bank of the creek and east of Highway 550;
- development of a recreational pathway between the north bank of the creek and the east shore of Leamy Lake via the unused right-of-way of Highway 550 and the south shore of the Leamy Lake outlet;
- assess the utility of creating a new segment of recreational pathway to link the residential neighbourhood of the Fournier sector with Leamy Lake park;
  - if the project proves to be worthwhile, initiate talks with the MTQ on the availability of the parcel of land for recreational use.

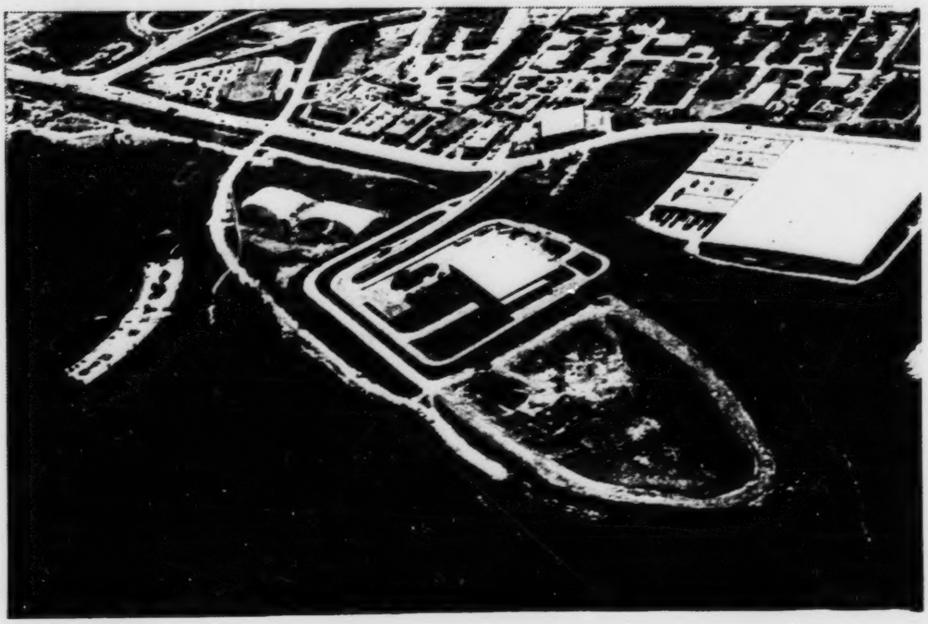


Recreational pathways
— existing
-- proposed

7.6 Industrial Zone

Located at the outskirts of Leamy Lake Park, the industrial zone is home to two heavy industrial activities: the snow disposal site and the recyclable waste packaging plant. Due to this situation, visual barriers with the park territory need to be designed, especially with respect to the ornithological area located immediately to the east. Embankments and appropriate landscaping could provide an adequate solution.

Industrial zone



Aerial view of the industrial zone

The zone would continue to maintain its heavy industry and public service activities, i.e., snow disposal and recyclable waste management.

Moreover, temporary inflatable structures have been erected to allow for commercial activities. These structures are located on City of Hull lands where other activities are planned.

7.6.1 Action Plan

In the industrial zone, the action plan includes the following components:

- develop a visual barrier between the industrial zone and the ornithological area;
- reassess the commercial activity needs of inflatable structures.

7.7 Development Summary

Through each of its development zones, the sector plan responds to the objectives set at the start of the planning process. This response, encompassing the intensity of activities and actions, is summarized in the following table:

Development Zone	Development Objectives	Activities	Actions
East Zone	• ensure the integrity of adjacent greenspace networks • take advantage of the recreational tourism potential through waterway links • conserve and enhance the prehistoric and historic heritage of the area • establish visitor and service needs, taking into account the existing built structures	• hiking, cycling and skiing on existing pathways only • renaturalization of cleared areas along boulevard Fournier • reception, animation, museum, interpretation, services at Gatineau Boom building • program of archaeological excavation and interpretation	• short-term, limited excavation for archaeological research • Gatineau Boom: multi-use centre for services, archaeological research and interpretation, landing for land-water transfer, parking and recreational tourism stop • short-term, limited excavation for archaeological research

Table 8 Summary: Objectives, Activities and Actions by Development Zone

Development Zone	Development Objectives	Activities	Actions
East Zone (continued)	• take advantage of the proximity of significant national symbols • encourage the installation of diversified tourist circuits through a mix of tourist products	• promotion of existing nature observation points • provision of access to the park via the public transportation system • promotion of the fitness station circuit	• assessment of the shipwreck's potential • installation of interpretation signs at observation posts • initiation of discussions with STO • assessment of the condition, location and programming of the fitness station circuit
North Zone	• establish reception and service needs, taking into account the existing built structures • conserve and enhance the prehistoric and historic potential of the land • ensure the integrity of adjacent greenspace networks	• north of the parkway: moderate intensity recreational tourism • south of the parkway: conservation and renaturalization in the short term; field recreation in the long term • recreational activities on existing pathways only • leisure and animation for small groups • archaeological excavation and interpretation program • naturalization program • promotion of the fitness station circuit	• seasonal information and animation stand on park activities • short-term, limited archaeological excavation • outdoor stage for concerts and recitals • shoreline stabilization • seasonal service areas • park closure overnight (entrance control) • reassessment of entrance fee system • assessment of the condition, location and programming of the fitness station circuit
Lakes Zone	• confirm and accentuate vocation as a recreational tourism focus and Capital park • ensure the integrity of existing greenspace networks	• reception and services for intensive seasonal or year-round recreation: visitor recreation services, beach, navigation, picnic area, free play • large-scale events	• seasonal information booth on historical heritage (forestry, agriculture and human occupation) • expansion of the recreational pathway network: around the lake and on the west and east shores of Carrière Lake

Table 8 Summary: Objectives, Activities and Actions by Development Zone

Development Zone	Development Objectives	Activities	Actions
Lakes Zone (continued)	• expand network of recreational pathways and consolidate its integration with adjacent networks • take advantage of recreational tourism potential through waterway links • conserve and enhance the prehistoric and historic potential of the territory • establish reception and service needs, taking into account the existing built structures • maintain currently practiced recreational activities • promote introduction of diversified tourism circuits through a mix of tourist products	• recreational activities on pathways and lookouts • Casino de Hull • accommodation, restaurant services, entertainment and tourist services • controlled and limited pleasure boating • shuttle or tour boat service • archaeological excavation and interpretation program • promotion of the fitness station circuit	• lookouts: south, west and north shores of the lake, west shore of Carrière Lake • landscaping at entrance toward the north shore pavilion • total or partial retrofit of the beach pavilion: multi-use permanent or seasonal reception • information and animation signs on the biophysical habitat • information signs: lake entrance, west shore service pavilion, casino entrance • control post at lake entrance and lay-to wharf • marked channel • analysis of shoreline erosion problem • assessment of the condition of municipal services infrastructures and necessary measures to be taken • assessment of the impact of aquatic plant bloom and necessary remedial measures • environmental and cumulative effects impact monitoring: navigation, opening of lakes, large-scale events and activities • assessment of the condition, location and programming of the fitness station circuit

Table 8 Summary: Objectives, Activities and Actions by Development Zone (continued)

Development Zone	Development Objectives	Activities	Actions
Ornithological Zone	• ensure integrity of existing greenspaces • expand network of recreational pathways and consolidate integration with adjacent networks • conserve and enhance prehistoric and historic potential of the territory • maintain current recreational activities	• recreational activities on existing pathways only • no traffic within the zone itself • archaeological excavation and interpretation program	• designation of area as a bird sanctuary or avifauna reserve • modification of City of Hull zoning • amendment to the *Federal Land Use Plan* • extension of the recreational pathway surrounding the area • short-term, limited archaeological excavation • reception and rest area at entrance to Philemon Wright corridor • seasonal information and animation stand on ornithology • bird shelter network with information signs • signs on industry, agriculture and human occupation • lookout point on the bank of the Gatineau River • shoreline erosion control: reinforcement and redevelopment

Table 8 Summary: Objectives, Activities and Actions by Development Zone (continued)

Development Zone	Development Objectives	Activities	Actions
Brewery Creek Zone	• integrate creek banks into the rest of the sector • ensure the integrity of existing greenspace networks	• recreational activities on pathways only • conservation of bio-physical habitat	• recreational pathway: - south bank, east of the highway - north bank, on MTQ land - link with Fournier residential sector • agreement for use of the land parcel east of the highway
Industrial Zone	• ensure the integrity of existing greenspace networks	• industrial activities concerning waste management and snow disposal are maintained • other compatible commercial activities	• visual barrier between the industrial and ornithological zones • assessment of the validity of integrating new commercial activities

Table 8 Summary: Objectives, Activities and Actions by Development Zone (continued)

Environmental Impact Assessment 8

Impact analysis was carried out for the activities and actions proposed in the scenario retained for the development concept. Impacts were determined after the application of mitigation measures, and are presented in summary tables for each development zone.

In this process, the use of the term "design" is based on the following definition: a method of conception and planning that encourages the integration of the building or the development into its biophysical and human environment through its form, volume measurement, materials, colours, insertion into the landscape and ergonomics.

Mitigation measures are recommended in the analysis, but it is clear that each project (building, development, event, activity) should be subjected to an environmental assessment once it has been sufficiently defined, for the impacts studied for the purposes of this report are conceptual rather than detailed. Cumulative effects assessment must be seen as part and parcel of the process, since all of the projects must be situated within a continuum that takes into account the overall environmental concerns, over and above the specific impacts of each.

8.1 East Zone

The east zone was defined as an area of natural conservation (ecological park) and archaeological heritage. Projected activities and actions respect this orientation completely and will have only minor environmental impacts. The installation of lookout points, interpretation areas and information signs is a way of allowing people of all ages to discover and appreciate the natural and archaeological habitat, and in so doing, learn to respect it. The renovation of the Gatineau Boom building and addition of services will lead to increased popularity for the sector without resulting in significant impacts. For the new development and building renovation, deforestation should be kept to a minimum and should be prohibited on shorelines. The design of installations and developments should be given particular attention so that they are well integratred into the environment.

	Recreational Pathways	Open Areas Along Fournier	Archaeological Research	Gatineau Boom
Activities	recreational and sports activities; passive observation	renaturalization	resource interpretation for research purposes; field work; guided tours	reception, animation, interpretation, museology, services and parking
Impact	no impact	no impact	minor	minor
Mitigation Measures	interpretation signs on the wealth and fragility of the environment and on significant national symbols	interpretation signs on the wealth and fragility of the environment	limit and control of staff and visitors; limitation of disturbed areas; limited deforestation; no shoreline clearing	management of rain water from parking lot
Action	lookout points and interpretation areas	none	site renovation; excavation backfilling; protection measures for fragile zones	building renovation; development: access, landing wharf and parking
Impact	minor	none	minor	minor
Mitigation Measures	limited clearing; no shoreline clearing; design	none	impact assessment required once projects are defined; public education	limited clearing; project impact assessment study

Table 9 Impacts in the East Zone

8.2 North Zone

The north zone is divided into two sectors, each with a different orientation: one for natural conservation and one for light activities. The activities and actions planned in the natural conservation sector will have only minor impacts; deforestation will be forbidden. For the light activities sector, the proposed cultural and musical component and installations will have only minor impacts. The following table illustrates the projected impacts in the north zone:

	Recreational Pathways	Reception and Services	Open Areas South of the Parkway	Archaeological Research Areas
Activities	recreational and sports activities	organized games or field recreation; concerts for small audiences; animation for small groups; reception, services	renaturalization; no activity in the short term	resource interpretation for research purposes; field work; guided tours
Impact	no impact	minor	no impact	minor
Mitigation Measures	interpretation signs on the wealth and fragility of the environment	interpretation signs on the wealth and fragility of the environment	none	limit and control of staff and visitors; limit of disturbed areas; limited clearing; no shoreline clearing
Action	shoreline and parking reinforcement	outdoor stage, music, reception and service stands	none	site renovation; excavation backfill, protection measures for fragile zones
Impact	minor	minor	none	none
Mitigation Measures	limited clearing; no shoreline clearing; design	limited clearing; no shoreline clearing; design	none	impact assessment required once projects are defined; public education

Table 10 Impacts in the North Zone

8.3 Lakes Zone

The lakes zone has been defined as an area for recreation and tourism activities and buildings. Projected activities and actions relating to recreation and leisure activities — in the recreation area, on the beach, at the pavilion, at the lookouts and on the paths — will have only minor impacts on the natural habitat. The connection of the beach pavilion with the public services network is necessary because of its new functions, expanded for year-round instead of seasonal use, and because of the outdated sanitary facilities currently in place. Bridge redevelopment should be carried out with the least possible intervention on the hydrographic environment and on the basis of an environmental impact study.

Activities drawing large crowds could have a moderate impact on the natural environment: damaged grass, topsoil and vegetation and disturbance of wildlife. Appropriate control of the number of crowd events, effective crowd control, a measure of the site's ability to contain such activities and protection of the natural environment would mitigate the impacts. Activities and infrastructures present a moderate impact on the commercial and recreational tourism area. Control of traffic toward zones of less intensive activity would reduce the risks of deterioration of the natural environment.

One of the major issues in the sector plan is opening Leamy Lake towards the two rivers and Carrière Lake. This action will have significant positive impacts on the natural habitat, and benefits for the public by confirming the recreational tourism orientation of the sector. The reinsertion of Leamy Lake into the hydrographic network will help reverse the eutrophication process in the lake and in the medium and long term will improve the water quality. The problem of algae bloom should also be mitigated, giving rise to a greater variety of fish life. Since the water quality will improve, aquatic activities and swimming will also improve, making for increased visitor pleasure and safety.

However, public perception of aquatic plant bloom is significant. The short-term situation could give rise to negative impacts on lake users, constituting an obstacle or restriction to non-motorized nautical activities and swimming. A more extensive analysis of the aquatic species present would allow us to assess whether water sports could contribute to the reproduction, development and dissemination of these plants by cutting propagation, displacement by boats, etc.

The opening of the channel between Leamy Lake and Carrière Lake will probably result in a temporary inflow of saltier water toward Leamy Lake; however, its link with the hydrographic network will make for rapid dilution, while the opening of the lake will create a new habitat for fish life.

The connection of the lakes with the hydrographic network will allow for pleasure boating and access to the Casino de Hull wharf. Once mitigation measures have been set up (controlled access, restricted number of crafts, traffic control and speed limits, marked channel and a ban on the sale of petroleum products), it is expected that impacts relating to pleasure boating activities will be minor.

	Recreational Pathways	Beach Pavilion	Lookouts	Group Areas
Activities	recreational and sports activities	services, recreation (year round or seasonal)	view observation; relaxation	high-intensity activities and large crowd assembly
Impact	no impact	minor	no impact	moderate
Mitigation Measures	information signs on the wealth and fragility of the environment	information signs on the wealth and fragility of the environment	information signs on the wealth and fragility of the environment and on the points of interest observed	crowd control and protection of the natural environment; environmental assessment of initiatives; environmental monitoring
Action	seasonal kiosks; development of paths and bridges	pavilion retrofit	light development (street furniture)	none
Impact	minor	minor	minor	minor
Mitigation Measures	limited clearing; no shoreline clearing; environmental assessment of initiatives; design	connection with public services network; design	limited clearing; design	cumulative effects assessment

Table 11 Impacts in the Lakes Zone

	Recreational Areas	Commercial and Recreational Tourism Areas	Archaeological Research Areas
Activities	intensive, year-round recreation: reception, beach, water sports, free play	intensive commercial and recreational tourism activities	resource interpretation for research; excavation; guided tours
Impact	minor	moderate	minor
Mitigation Measures	information signs on the wealth and fragility of the environment; site control and management	integration into the environment; site control and management	limit and control of staff and visitors; limit of disturbed areas; limited clearing; no shoreline clearing
Action	seasonal kiosk and information panels; beach redevelopment	landscaping; zoning	site renovation; excavation backfill; protection measures for fragile zones
Impact	minor	minor	minor
Mitigation Measures	environmental assessment of initiatives; design	design	impact study required once projects are defined; public education

Table 11 Impacts in the Lakes Zone (continued)

	Opening Towards Gatineau River	Opening Towards Carrière Lake	Navigation	Water Sports
Activities	opening of Leamy Lake towards Gatineau River	opening of Leamy Lake toward Carrière Lake	pleasure boating and tourism (river shuttle boats)	sailboarding, pedal boating, canoeing, swimming
Impact	major positive	minor positive: new habitat for fish life; minor negative: water quality	minor: beach erosion and adjacency of other nautical activities (user safety); major positive: addition of focuses of interest for water sports and recreational tourism	minor: aquatic vegetation and public perception of water quality
Mitigation Measures	sediment management; shoreline stabilization; limited clearing; environmental monitoring	environmental monitoring	control: number of crafts (20), speed, management, regulation, information; ban on sale of petroleum products and septic tank emptying	control of transport and dissemination of aquatic plants by boats
Action	sediment control during dike removal; dredging if necessary	channel digging; sediment control	channel marked with buoys; addition of a lay-to wharf and watchhouse; information panels	aquatic vegetation: environmental monitoring and appropriate measures; public education
Impact	minor and temporary	minor and temporary	minor	minor
Mitigation Measures	environmental assessment of the initiative	environmental assessment of the initiative	environmental assessment of the initiatives; environmental monitoring	environmental monitoring

Table 11 Impacts in the Lakes Zone (continued)

8.4 Ornithological Zone

The ornithological zone has been identified as a natural conservation area, with a recommendation to make it a bird sanctuary. Projected activities and actions respect this orientation completely and will have only minor impacts on the natural habitat.

	Recreational Pathways	Archaeological Research Areas
Activities	recreational and sports activities; birdwatching	resource interpretation for research purposes; field work; guided tours
Impact	no impact	minor
Mitigation Measures	information signs on the wealth and fragility of the environment; resource interpretation signs; partnership with interest groups	limitation and control of staff and visitors; limitation of disturbed areas; limited clearing; no shoreline clearing
Intervention	seasonal kiosks	site renovation; excavation backfill; protection measures for fragile zones
Impact	minor	minor
Mitigation Measures	limited clearing on border; design	impact assessment required once projects are defined; public education; salvage excavations, if required

Table 12 Impacts on the Ornithological Zone

8.5 Brewery Creek Zone

The Brewery Creek zone has been designated a conservation area. Projected activities and actions respect this vocation completely and will have only minor impacts on the natural habitat.

	Recreational Pathways
Activities	recreational and sports activities
Impact	no impact
Mitigation Measures	information signs on the wealth and fragility of the environment
Action	pathway development
Impact	minor
Mitigation Measures	limited clearing; no shoreline clearing; design

Table 13 Impacts in the Brewery Creek Zone

8.6 Industrial Zone

The industrial zone has been defined as an area of industrial activity and public services. The activities of snow disposal and recyclable waste packaging within a sector of the park remain operations with moderate impacts on the natural and human environment. The transfer of meltwater toward the wastewater network would improve the quality of surface and groundwater in this sector. Scattered papers, plastics or airborne particles must remain under control so that adjacent zones, and particularly the ornithological zone, are not affected. A multi-use screen (visual and acoustic barrier) would be a great help in mitigating certain aspects.

	Snow Disposal and Recyclable Waste Packaging Site
Activities	snow and waste management average impact
Impact	moderate
Mitigation Measures	meltwater management; control of paper, plastics and airborne particle dispersal; noise control
Action	installation of a visual and acoustic barrier to isolate this area from the ornithological zone
Impact	minor
Mitigation Measures	integrate the design into the natural habitat; isolate from the ornithological area

Table 14 Impacts in the Industrial Zone

Park Management 9

9.1 Management Plan

A management plan for Leamy Lake Park will be developed by the Urban Lands and Transportation Division (ULT) of the ELM Branch, which is responsible for overall park management. The goal of this plan will be to integrate daily operations into a long-term planning framework and develop mechanisms for assessing progress.

This plan should provide the manager with:

- monitoring mechanisms for validating the implementation of the sector plan;
- a reference tool for responding to property management challenges;
- an instrument making it possible to deal with situations as they arise in order to keep the management plan up to date;
- a control method to ensure that administrative and operational decisions are systematic;
- a support document for the preparation of area plans.

9.2 Environmental Monitoring

In order to assess the impact of development and take the necessary corrective measures, an environmental monitoring program should be undertaken. This program should include the following points:

- water quality of the hydrographic network, especially for Leamy Lake;
- groundwater quality at landfill sites;
- stability of the shores of Leamy Lake beach and the banks of the Gatineau River;
- effects of navigational access on the natural and human habitats;
- effects of user density on the natural habitat.

info

The environnmental study *Aménagement du lac Leamy* prepared by SNC-Lavallin recommends that the opening of the hydrographic network be monitored.

Monitoring rules and parameters for analysis should be developed by specialists in the various disciplines involved, based on previous studies and previously defined environmental objectives. They should also be tailored to comply with the concerns of involved organizations and the general public.

Any activity or proposal involving development or management initiatives, specific activities or events (large-scale events, archaeological excavation, shoreline stabilization, etc.) must undergo an environmental impact assessment. The process must also include a cumulative effects assessment. An impact study submitted for a given project must allow for an assessment of the immediate geographical and temporal repercussions of the proposed initiatives. This assessment must take into account existing and proposed activities and their cumulative effects, together with the other initiatives submitted. The site manager will be responsible for ensuring that the cumulative effects of the various projects submitted are an integral part of the environmental assessment process.

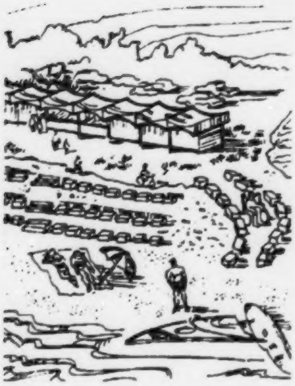
9.3 Park Administration

Leamy Lake Park and neighbouring areas provide a wide range of services and facilities, since the sector plays a predominant role in recreational tourism in the region. The diversity and scope of its services make for interesting partnership possibilities and shared management between the public and private sector.

Concerning the proposed orientations for Leamy Lake Park, a number of management components could be considered:

The Beach

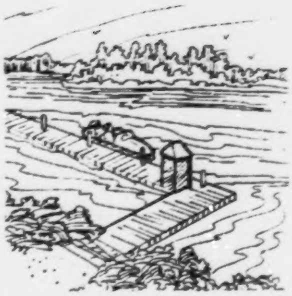
- the pavilion would be accessible year round and offer visitor and food services, equipment rentals (sailboards, canoes, bicycles, cross-country skis, etc.). One or more private companies, selected by public tender, would be responsible for building renovations and would participate in the investment and management of the commercial establishment(s) in the pavilion. The investments required for the renovation and retrofit of the building could be partially amortized through rental income via a long-term lease;
- beach activities, including lifeguard services, would be the responsibility of the concessionaire(s) of the pavilion.



Beach sector

Navigation

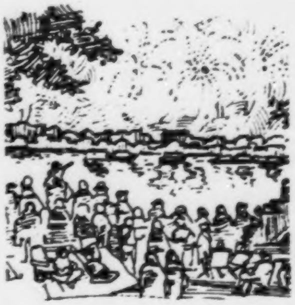
- given that the hydrographic network comes within the domain of the two partners (NCC and City of Hull) and that the Casino de Hull could manage a wharf in Carrière Lake, navigation management would be planned within the framework of a coordination and partnership initiative between the three organizations;
- navigation control on the lakes would be ensured either by a private company, combining this mandate with other service activities, or by the partners, who would establish their operating method using an appropriate management agreement;
- the maintenance of a lay-to wharf and navigational aids (buoys, signal lights, various signs and controls) would be included in the navigation control mandate.



Lay-to wharf

Large-Scale Activities

- a strict licensing policy for the organization of activities in the park must be developed (federal land use and design approval, licenses, passes, etc.);
- large-scale activities would be authorized only if compatible with the park's carrying capacity (physical and environmental capacity);
- the event promoter would have to submit the project to an environmental impact study to prove its compatibility with the park's carrying capacity and characteristics and establish appropriate mitigation measures;
- the NCC would administer the required cumulative effects assessment and environmental monitoring;
- activity management and framework policies (supervision, control, restricted zones, etc.) would be developed;
- the coordination of site traffic and access would be jointly established by the public-sector partners in association with the event promoter and public security services;
- authorization for large-scale activities must take into account a schedule that allows adequate time for natural landscape recovery: that is from 12 to 20 days between successive events;
- revenue, for profit-making ventures, would be generated by user fees, parking fees and site entry fees, implemented through revenue-sharing agreements or other appropriate methods of partnership.



The casino Sound of Light

Site Security

Site security

- during large-scale special events, the event promoter (public or private) and partners would coordinate the necessary measures for crowd control. Public security services would endorse these measures and be supported by ad hoc teams provided by the event promoter;
- an emergency measures plan, including site evacuation, would be developed by the promoter and any partners and endorsed by public security services in order to cover any risks incurred by the presence of large crowds;
- increased presence of officers and conservation patrollers to minimize problems of vandalism and undesirable practices in the park;
- the site would be closed according to a schedule and access barriers would be set up at entrances.

Parking

- vehicle access to parking lots would be controlled at the two park entrances;
- parking control would be the responsibility of a private company, perhaps within an expanded mandate covering other services;
- the existing rates for daily use would apply at the park entrances and would be subject to review;
- when major events are scheduled, a special parking rate would apply.

Winter Activities

Winter activities

- winter entry fees would cover the maintenance costs of a network of high-quality cross-country ski trails similar to those in other recognized centres;
- trail maintenance and control, as well as rental services (skates, skis, snowshoes, etc.), equipment sales and food sales, would be run by a private company;
- facilities management must also take into account possibilities for winter activity development such as a skating rink, dogsled rides or special events (festivals, carnivals, etc.).

Property Leases and Rentals

- leases for commercial and service properties would be determined on the basis of development proposals submitted to the owner or manager by private promoters, and assessed according to the orientations of the sector plan and previously established selection criteria.

9.4 Park Maintenance

Park maintenance must take into account daily use as well as the various activities that could be going on. The following actions could be taken:

- Develop a park maintenance program that takes into account:
  - user density and intensity;
  - more intensive user periods for special events (duration, season, etc.);
  - lifecycle management and appropriate rehabilitation program.
- Coordinate maintenance operations on the basis of recreation activities and special events:
  - site preparation before each recreational activity or special event (protection, appropriate mitigation measures, etc.);
  - maintenance operations during activities/events;
  - site restoration immediately following activities/events;
  - cleaning and repair of physical damages;
  - plant rehabilitation measures.

Site clean-up

9.5 Year-Round Use

The characteristics of the park all point toward its use on a year-round, permanent basis, rather than merely for seasonal programming: its geographical situation, the wealth of its potential, its multi-use recreational pathways, the ornithological area, the beach pavilion, west shore pavilion and their parking lots, and the Gatineau Boom building.

Skating on Leamy Lake

This type of use calls for modifications to certain facilities, such as the adaptation of the beach pavilion and Gatineau Boom building, a financial surcharge on lifecycle management, (for example, reconstruction of the Leamy Lake Parkway foundation of damage caused by annual cycles of frost upheaval on cleared roads), and on operations management (for example, snowplowing on the parkway and parking lots and hiring of supervisory and animation staff).

Obviously, year-round opening would have to be announced and publicized. The Leamy Lake Park information and marketing plan must be developed accordingly and must also take into account the designation of Capital park and the interest of regional organizations in its promotion. A variety of means, such as the development of interpretation programs with interest groups in the area, could help promote the park's assets. Other initiatives such us major events, summer concerts and public participation in archaeological excavations are all ways of promoting the park's enormous potential.

9.6 Land Tenure

See Plan 7
Land Tenure

Several parcels of land should be regrouped to ensure the integrity of the area and to ensure that actions planned under the sector plan are carried out:

- the building belonging to the MTQ east of Highway 550, between Brewery Creek and Leamy Lake Creek: this surplus property on the highway right-of-way could be integrated with the park under an assignment or usufruct arrangement. A complementary segment of the municipal recreational pathway network could be planned here, giving Fournier sector residents direct access to the park;
- buildings belonging to the MTQ, west of Highway 550 between Carrière Lake and Leamy Lake: if the Ministry drops plans for a link road hooking up Highway 5 west with Highway 550 east, these parcels could more easily be integrated into the park in an assignment or usufruct agreement;
- in an effort to streamline holdings, the shore of Leamy Lake in the west shore service pavilion sector should be subjected to a boundary revision of parcels belonging to the NCC and the City of Hull so as to better reflect the reality and respective interests of the parties.

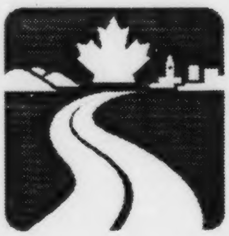
9.7 Signage

So that visitors can take the best advantage of activities available in Leamy Lake Park, it is extremely important that they be effectively guided to the park entrances and parking lots. Consequently, appropriate signage on existing road and recreational pathway networks must respond to user needs. This is their first encounter with the park, and combined with a reception, information and interpretation system, it will enable visitors to make the best use of their visit and the activities available year round.

At Leamy Lake Park, the signage program must serve to coordinate all the parameters of the various themes, including: park identification at entrances, route signalling on the site and the surrounding road system, land and water regulations, interpretation signs, activity notice boards, services identification, and place and route identification signs for pathway networks, services and facilities.

Signage must be designed according to the following guidelines:

- the integration of any new road signs into the regulatory municipal, provincial and federal sign system;
- coordination of scenic route signage on the existing networks from the NCR approaches toward centres of interest;
- coordination with partner organizations in the area (Association touristique de l'Outaouais, Hull Tourism and Convention Bureau, etc.);
- the application of the existing signposting policy over the entire network of recreational pathways;
- standardization of symbols and messages posted (interpretation signs, for example);
- standardization of terminology, graphics, icons and lettering in compliance with NCC design guidelines;
- respect for the logos of organizations managing the various segments;
- inclusion of approximate times and distances between the various areas or points of reference;
- dimensions of signboards and panels;
- placement criteria on the site.


New pictogram: Capital Pathway

9.8 Toponymy

Leamy Lake Park is heir to an exceptionally rich heritage of prehistory, history, fauna, flora and ornithology. The collective memory should benefit from this situation through place names in order to keep alive for future generations the memory of the activities, individuals, events and characteristics of the site that have left their mark and shaped the park as we know it today. Key elements of the park, such as recreational pathways, points of entry, reception and rest areas could be identified by heritage names referring to such themes as:

- the role the site played for native groups;
- forestry and farming activities;
- human occupation;
- birdlife;
- plant life.

9.9 Integration Within the Surrounding Community

The integration of Leamy Lake Park into the larger National Capital community calls for the following actions:

- confirmation of its designation as a Capital park during the revision of the *Plan for Canada's Capital*;
- coordination of federal land use approval and the amendment to the federal land use plan: creation of an ornithological zone which would require an amendment to the plan;
- confirmation of the regional interest of Leamy Lake Park, particularly the lakes zone, as a focus of recreational tourism during the revision of the CUO development plan;
- modification of the City of Hull bylaw to reflect the proposed ornithological control zone directions;
- identification and enhancement of the park's biophysical resources, and recognition of their recreational tourism potential;
- coordination of signage on the various networks (roads, recreational, water courses) to facilitate visitor access and use;
- coordination of recreational tourism information and marketing plans to publicize the interprovincial and intermunicipal linkage of recreational pathway networks and the role of Leamy Lake Park in the overall picture;
- encouragement of cyclist access to shuttle or tour boats to diversify the mix of available tourist products in cooperation with boat operators.

Integration within the surrounding community

9.10 Partnership

The implementation of the Leamy Lake Park Sector Plan calls for investments that will be covered either in partnership between the various public and private bodies, or separately by one or the other of these. The investments required under the plan could be distributed as shown in Table 15.

Action	NCC	Public Partners	Private Partners
East Zone			
Create an archaeological research, interpretation and information centre on the Gatineau Boom site	●	●	●
Develop nature interpretation areas	●	●	
Limit activities to archaeological research, interpretation of prehistoric heritage and traffic on pathways	●	●	●
Transform Gatineau Boom into a reception, service and research centre and redevelop access route and parking for the same purposes	●		●
Build a landing dock for shuttle or tour boats to ensure the connection between land and water course networks and enhance the potential as a stopping-off place along the recreational tourism network	●		●
Assess the historical potential of the wreck in front of the building and take appropriate measures	●	●	●
North Zone			
Set up an information and cultural animation kiosk in the parking sector	●	●	●
Build an outdoor seasonal stage and music stands		●	●
Extend naturalization program of deforested areas on south side of Leamy Lake Parkway	●		
Assess shoreline erosion damage and carry out appropriate reinforcement work	●		

Table 15 Distribution of Investments Between the Partners

Action	NCC	Public Partners	Private Partners
Install information and animation signs on fauna and flora	●		●
Study possibility of closing park overnight to minimize vandalism and ensure improved control, and redevelop entrance	●	●	
Reassess entrance fee system according to potential park activities and proposed control system	●		
Assess impact of opening park on a year-round basis with respect to management and environmental impact	●		
Lakes Zone			
Control navigation: access, traffic, speed and noise	●	●	●
Develop a marked navigational corridor with the assistance of appropriate organizations	●	●	●
Develop effective management systems and appropriate regulations to inform motor boat users of policies for lake use	●	●	●
Ensure environmental monitoring to identify impact of opening lakes and navigation	●		
Introduce permanent mechanism for cumulative environmental effect assessment for navigation and proposed activities and events, taking into account the carrying capacity of the site	●		
Analyze Leamy Lake shoreline erosion problem and develop rehabilitation program	●		

Table 15 Distribution of Investments Between the Partners (continued)

Action	NCC	Public Partners	Private Partners
Open up the zone to year-round activities	●	●	●
Study the structure and architecture of the beach pavilion and identify retrofit possibilities for its use, either partially or totally, on a year-round basis	●		●
Consider new development perspectives for the pavilion and surrounding area with a view to potential initiatives and possible partnership arrangements with agencies of the various levels of government or the private sector	●	●	●
Assess the condition of municipal services infrastructures (sanitary and storm sewers) and other (electricity) and carry out necessary improvements for increased use	●	●	●
Expand peripheral recreational parkway network around Leamy Lake and the section hooking up with Brewery Creek	●	●	
Redevelop west entrance to park in keeping with its role as principal entranceway to park		●	
Redevelop the strip of land between boulevard de la Carrière and the railway to enhance existing and future recreational tourism facilities		●	●
Integrate development of land for recreational tourism use on the periphery of the zone with the characteristics of the surrounding environment		●	●
Set up a thematic kiosk or signboards on the log running industry and ornithology	●	●	●

Table 15 Distribution of Investments Between the Partners (continued)

Action	NCC	Public Partners	Private Partners
Assess the historic archaeological potential of the sector north of the beach, as well as other high-potential sectors previously identified for a park-wide excavation program	●	●	●
Assess the impact of aquatic plant bloom and take appropriate measures	●		
Assess possibility of closing west shore parking overnight while ensuring the same control at the boulevard Fournier entrance to minimize vandalism and ensure better park control		●	
Ornithological Zone			
Designate the zone as a bird sanctuary or avifauna reserve	●	●	
Modify City of Hull bylaw to give this area a Pb park designation		●	
Involve ornithologists in planning and management of the zone	●	●	●
Extend recreational pathway around the zone and post information signs	●	●	●
Create an information zone at the northwest entrance of the park to identify this link as an entrance to the park via the recreational pathway of the Philemon Wright corridor	●		
Carry out archaeological excavations in the areas identified by an archaeological program (historical component)	●	●	●
Assess Gatineau River shoreline erosion problems and take the appropriate remedial measures	●		

Table 15 Distribution of Investments Between the Partners (continued)

Action	NCC	Public Partners	Private Partners
Brewery Creek Zone			
Develop recreational pathway along the bank of the creek east of Highway 550	●	●	
Develop a recreational pathway between the north bank of the creek and the east shore of Leamy Lake via the unused right-of-way of Highway 550 and the south shore of the Leamy Lake outlet	●	●	
Assess the usefulness of creating a recreational pathway segment to link the Fournier residential sector with Leamy Lake Park		●	
Initiate discussions with the MTQ on the availability of the residual parcel for recreational use		●	
Industrial Zone			
Create a visual barrier between the industrial zone and the ornithological zone		●	

Table 15 Distribution of Investments Between the Partners (continued)

Update 10

During the process of developing the Leamy Lake Park Sector Plan, a number of projects were carried out, some in partnership with the public and private sectors. Other projects were submitted to public consultations, environmental assessments and discussions with stakeholders. These projects were framed by the planning guidelines advocated by the sector plan throughout its development. Other projects are now in either the planning or implementation phase.

10.1 Projects Completed to Date

- construction of the Casino de Hull and its inauguration in March 1996;
- development of a cost-sharing agreement for opening the water courses linking Carrière Lake, Leamy Lake and the Gatineau River as well as for redevelopment work on the Leamy Lake outlet;
- development of an agreement for navigation management and control on Leamy Lake, the northern access and part of the southern access;
- opening of Leamy Lake toward the Gatineau River with the removal of the dike that blocked the northern entrance channel;
- opening of Carrière Lake toward Leamy Lake;
- construction of a footbridge over the north entrance channel;
- construction of a footbridge over the south channel linking Leamy Lake and Carrière Lake;
- placement of infrastructures and facilities for navigation management and control in the spring of 1996:
  - delineation of a channel marked by 18 light buoys in the west section of Leamy Lake;
  - installation of a watchhouse, a lay-to wharf and a footbridge for a navigation control point at the mouth of the Gatineau River;
- installation of information signs on the lay-to wharf and the shore at the mouth of the Gatineau River;
- installation of signal lights at the north entrance to the navigation channel;

- opening of Leamy Lake and Carrière Lake to pleasure boating and shuttle or tour boats at the beginning of summer 1996;
- installation of the fountain in Carrière Lake and other related developments (dock, landscaping, etc.);
- the Casino Sound of Light celebration (1996 edition) in the lakes zone with NCC participation;
- removal of two temporary inflatable structures at the intersection of chemin du Lac-Leamy and boulevard de la Carrière;
- continuation of archaeological excavations on park territory, interpretation and public participation program;
- name change from boulevard Saint-Raymond to boulevard du Casino;
- landscaping on the strip of land between the railway and boulevard de la Carrière;
- creation of a level crossing for access to the Casino de Hull;
- granting of an easement in favour of Gazifère/Consumers Gas on boulevard Fournier near the Lady Aberdeen Bridge;
- creation of a public transit lane on boulevard Fournier and installation of traffic lights at the Leamy Lake Park entrance;
- repair work on north loop parking lot and recreational pathways and shoreline reinforcement;
- repossession by City of Hull of private land belonging to a private company;
- Leamy Lake Park landscaping maintenance contract and provision for other services (i.e., parking management, lifeguard services) given to private companies established by former NCC employees.

Footbridge over the north entry channel

Leamy Lake beach rehabilitation

The Casino Sound of Light

10.2 Projects Planned or Under Way

- construction of two sections of the recreational pathway around Leamy Lake and from Brewery Creek;
- reinforcement of Gatineau River banks and salvage archaeological excavations;
- shoreline stabilization and redevelopment of Leamy Lake beach;

Archaeological research

- beach pavilion retrofit and improvement of public services;
- continuation of archaeological excavation, interpretation and public participation program;
- development of navigation regulations for Leamy Lake;
- environmental monitoring of Leamy Lake and water quality testing;
- development of a series of signs for use throughout the park (road signs, directional and interpretation signs);
- streamlining of land holdings on west shore of Leamy Lake;
- 1997 Casino Sound of Light;
- vehicle access controlled from boulevard Fournier to the parkway;

In the case of certain projects such as the construction of infrastructures for opening up the water courses, navigation control and the Casino Sound of Light celebrations, the general public was able to comment on the projects prior to their implementation.

In other cases, such as continuing the campaign for archaeological excavation, interpretation and public participation, an expanded partnership resulted in the guaranteed success of the first year, allowing for program maintenance for the years to come. In addition to the National Capital Commission and chief archaeologist, partners included the university branches of the Université du Québec à Chicoutimi and the Université du Québec à Montréal, the Université Laval à Québec, Parks Canada, Indian and Northern Affairs Canada, the Quebec ministry of culture and communications, the Communauté urbaine de l'Outaouais, the City of Hull, the Canadian Museum of Civilization, the Société d'histoire de l'Outaouais and the Kitigan Zibi Anishinabeg First Nation.

Conclusion 11

The Leamy Lake Park sector is a remarkable asset for the larger region of the National Capital and the Quebec Outaouais in terms of natural resources, landscapes, woodlands, water expanses and facilities, and its enormous potential. The Leamy Lake Park Sector Plan is designed to conserve and enhance all these elements and make them accessible to area residents and visitors to the National Capital. The plan also allows for the cohabitation of the three dominant themes of the sector: biophysical conservation, recreational tourism and archaeology.

In addition to confirming the Capital park designation and putting into regional perspective the recreation and tourism potential of the site, the sector plan focuses on the unique aspects of Leamy Lake Park in terms of its exceptional archaeological potential.

The opening of Leamy Lake toward the Gatineau River and Carrière Lake will contribute considerably to improving water circulation, thereby reversing the eutrophication process that began several years ago. The opening of these water courses has created a navigable waterway that will have major repercussions on the park's recreational tourism potential and on water activities in the region.

The sector plan is characterized by multidisciplinarity consultation with the public and principals, and efforts to integrate and coordinate all of its components. Coordination between partners during each of the present and future projects must take into consideration the orientations, objectives and actions recommended in the sector plan. Active partnership will be the cornerstone that ensures present and future generations will be able to continue to enjoy an exceptional site that is rightly considered a haven of greenspace, a heritage treasure and a focus of prime importance for recreational tourism in the region.

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Related Information 13

13.1 List of Plans

Plan 1 Regional Context
Plan 2 Area Study Boundaries
Plan 3 Flood Plain Areas
Plan 4 Fauna and Flora
Plan 5 Archaeology
Plan 6 Land Use
Plan 7 Land Tenure
Plan 8 Current Zoning
Plan 9 Urban Context
Plan 10 Development Zones and Activity Level
Plan 11 Action Plan

13.2 List of Tables

Table 1 Study Methodology
Table 2 Summary of Potential and Constraints
Table 3 Development Considerations
Table 4 Consultation Process
Table 5 Compatibility Between Development Objectives and Envisaged Options
Table 6 Compatibility Between Environmental Objectives and Envisaged Options
Table 7 Activity Level by Zone
Table 8 Summary: Objectives, Activities and Actions by Development Zone
Table 9 Impacts in the East Zone
Table 10 Impacts in the North Zone

Table 11 Impacts in the Lakes Zone
Table 12 Impacts in the Ornithological Zone
Table 13 Impacts in the Brewery Creek Zone
Table 14 Impacts in the Industrial Zone
Table 15 Distribution of Investments Between the Partners

13.3 List of Consulted Organizations and Individuals

- NCC Executive Management Committee;
- NCC Advisory Committee on Planning and Real Asset Management;
- Hull City council;
- Hull Advisory Committee on Planning;
- Two reflection and discussion workshops involving various representatives of the region:
  National Capital Commission: Marcel Blanchard, Johanne Fortier, Tim Holland, Alain Lafrenière, François Lapointe, Daniel Larabie, Daniel Miron, Sandra Pecek, Claude Potvin, Gabrielle Simonyi;
  City of Hull: André Billette, Marcellin Bourdon, Lucie Bureau, André Croteau, Michel Diver, Annie Lütgen, Paul-André Roy, Josée Sabourin, Gilbert Séguin, Pierre Tanguay;
  La Communauté urbaine de l'Outaouais (CUO): Gilles Tremblay;
  Casiloc Inc: Whillem de Lorenzi;
  Le Club Vertige: Yvan Loranger;
  Le CREDDO: Marc Turgeon;
  La Société d'Histoire de l'Outaouais: Pierre Gosselin;
  Le Club des ornithologues de l'Outaouais: Gérard Desjardins, Rolland Fuoco;
  L'Agence d'urbanisme Lavoie et Picotte: Claude Lavoie, Jean Picotte.
- A public consultation session grouping more than a hundred people who participated either on an individual basis or as representatives of interest groups.

13.4 Photographic Sources

All of the photos featured in this document are from the National Capital Commission's Visual Resource Centre collection, with the exception of the following:

Cover page:

- **Pileated woodpecker:** Photo by the Club des ornithologues de l'Outaouais.
- **Archaeological research**: Photo by Mr. Marcel Laliberté, archaeologist.

Page 105:

- **The Casino Sound of Light**: Photo by The Casino Sound of Light.
- **Archaeological research**: Photo by Mr. Marcel Laliberté, archaeologist.

13.5 Appended Consultation Documents

- The document submitted to consultation participants: Leamy Lake Park Sector Plan, published by the NCC and the City of Hull, May 3, 1995;
- Plans submitted to public consultation on the Leamy Lake Park Sector Plan, May 2, 1995:
  - Option A: Extensive Occupation;
  - Option B: Intensive Occupation;
- The report on the public consultation of May 18, 1995, by the consultant l'agence Lavoie et Picotte.

Appendices

National Capital Commission
Commission de la Capitale nationale

Ville de Hull

LEAMY LAKE PARK SECTORIAL PLAN

Why a sectorial plan for the Park area?

On its west side, Leamy Lake Park borders a commercial development and the Casino construction site. A large wooded area extends north of the lake.

As the future of these sectors must be considered within a global planning framework, the two agencies responsible have decided to coordinate efforts. Therefore, the National Capital Commission and the City of Hull have jointly mandated *Agence d'urbanisme Lavoie et Picotte* (urban planning firm) to prepare the sectorial plan for the property bordered by the Gatineau River, the Ottawa River, Highway 5, de la Carrière Boulevard and the railway.

What is the current status of the Leamy Lake project?

During the mid-1980s, the National Capital Commission undertook planning for Leamy Lake Park for the purpose of protecting its natural environment and conferring a recreational/tourism role of the Park. In 1990, the City of Hull adopted the Urban Master Plan, confirming the Park's two major vocations: recreation/tourism and conservation.

In 1993, the National Capital Commission adopted guidelines which encompass current planning and are in keeping with City of Hull orientations.

Why public consultation?

The public and the agencies involved will study the data, analyze the proposed orientations and submit comments. This participation is an essential part of the cooperative planning process to ensure that the role of Leamy Lake Park corresponds both to conservation objectives for the natural environment and recreational/tourism development objectives for the general public.

What are the goals of the plan?

This plan will define the Park's functions and its relationships to adjacent commercial and industrial sectors, ensuring unified development. The specific plan objectives:

- **define site vocations**
- **identify facilities needed to affirm the region's recreational/tourism role**
- **protect and develop sensitive zones of archaeological, ornithological and historical significance**

- protect embankments and flood zones
- ensure integrity of green space network
- integrate the regional and municipal trail systems
- identify potential forms of partnership involving the various stakeholders

To achieve these goals, the study should :;

- summarize the various studies of the sector
- present an overall picture of the sector
- identify the major issues
- define land use
- assess anticipated impac;
- design the optimum layout for the sector
- prepare a long term investment plan
- establish a development strategy

What are the main issues?

The main issues in the sector are:

- protection and development of the sector's pre-historical, historical. archaeological. ecological and ornithological potential
- improvement of Leamy Lake water quality via its aperture to the Gatineau and Ottawa rivers and to the quarry
- making Leamy Lake accessible to pleasure boating
- intensity and type of activities in the various sectors
- relationships between the Park and the Outaouais Casino. the adjacent commercial and industrial areas and anticipated real estate development projects
- access to the various park areas
- vocation of park buildings
- integration of the internal trail system with existing and planned networks in the neighbouring area

What is the main thrust of the plan?

The proposals are presented under two options which recommend:

MODERATE OCCUPANCY (EXTENSIVE)	INTENSIVE OCCUPANCY
Activities, developments and buildings are planned for light use. Greater emphasis is placed on conservation and activities and services at minimal costs.	activities. developments and buildings are designed for medium-intensity use and occupancy. conservation remains a priority, however, this option recommends a greater number of services and activities.

ELEMENTS COMMON TO BOTH OPTIONS
(See Plan 1)

- **conservation areas:**

  - between Highway 50 and the Ottawa River, because of the quality of its natural setting and its exceptionally rich pre-historical and archaeological potential
  - north of the lake, between the access road to the lake and the railway, due to the quality of its natural setting, the ornithological richness of the wooded area and the historical, industrial and forest potentia
  - Brewer's Creek embankment

- **recreational and tourist areas:**

  - between Highway 550 and de la Carrière Boulevard where activities, facilities, commercial focal points and the Outaouais Casino are centred
  - the trail system around the lake and quarry, linked to the Philomen-Wright corridor and surrounding urban environment

- **commercial zone:**

  - along de la Carrière Boulevard, including the Casino and its parking lot, along the west bank of the quarry, an area to be developed between the Casino and Leamy Lake Road and an area to be redeveloped (temporary inflatable structures)

- **access roads:**

  - current entrance from Fournier Boulevard, near the Gatineau River
  - the road to the Gatineau Boom building
  - Leamy Lake Road from de la Carrière Boulevard

- **the lake:**

  - Leamy Lake will be opened to the Gatineau and Ottawa Rivers to ensure water circulation and improve the quality of the aquatic environment. Present activities, such as swimming and sailboarding, will be maintained

ELEMENTS SPECIFIC TO MODERATE OCCUPANCY
(See Plan 2)

- reception areas:
  - . the beach pavilion will be renovated or rebuilt for seasonal use
  - . the Gatineau Boom building will provide limited services
  - . the "Mon oncle Antoine" restaurant building will continue in its current role or will be replaced by a reception pavilion with cycling rest area
- the portion located north of the Leamy Lake access road from Fournier Boulevard will continue in its current role and will be reforested

ELEMENTS SPECIFIC TO INTENSIVE OCCUPANCY
(See Plan 3)

- reception areas:
  - . the beach hut will be renovated or rebuilt according to two possibilities:
    - permanent use
    - mixed use (partly permanent and partly seasonal)
  - . the Gatineau Boom building will provide a wide assortment of services;
  - . the "Mon oncle Antoine" restaurant building will also play a role in reception, services and animation.
- the portion located north of the Leamy Lake Parkway will be occupied by a reception and service area. open playing fields and facilities for small-scale musical events and concerts (outdoor stage and bandstands)
- the lake will be opened to the quarry to permit two types of use:
  - . controlled navigation by tour boats only to docks built in the quarry. near the Casino
  - . controlled navigation by tour boats and pleasure craft to docks built in the quarry. near the Casino
- Leamy Lake will be opened to the Gatineau River to permit two-way navigation by tour boats and pleasure craft. Wharf access will be controlled at the entrance, a marked channel will be reserved and speed limits established. Only boats with reserved docking slips and authorized tour boats will have access to the lake
- a dock for tour boats will be built near the Gatineau Boom building

Conclusion

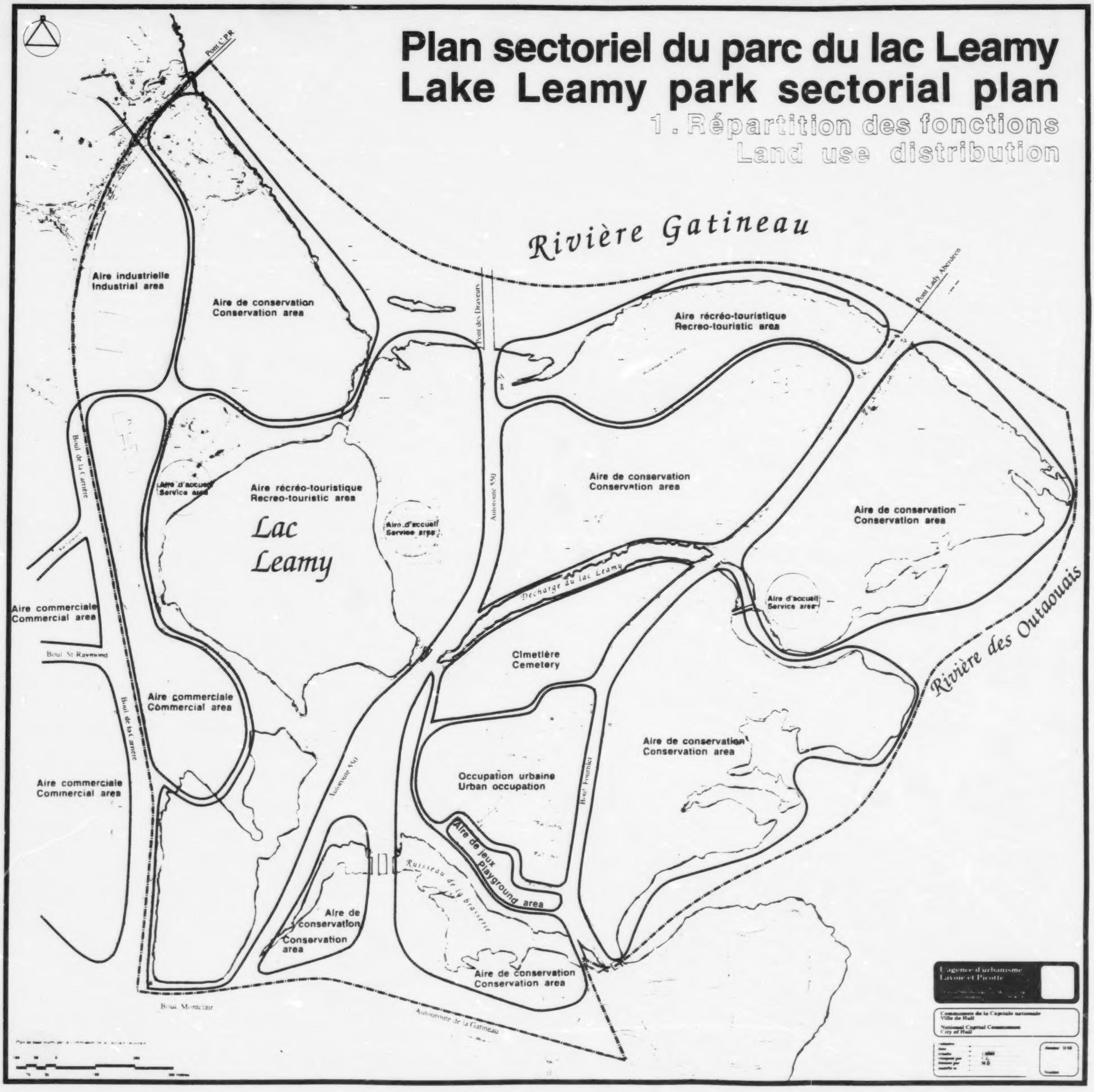
The results of this consultation will be used to prepare the final draft of the sectorial plan, to be submitted by the autumn.

Please send written comments, prior to 12 May 1995, to:

Josée Sabourin
Service d'urbanisme
Ville de Hull
25 Laurier Street
Hull, Québec
J8X 4C8
Telephone: (819) 595-7350
FAX: (819) 595-7326

Daniel Miron
Capital Planning Branch
National Capital Commission
40 Elgin Street, room 202
Ottawa, Ontario
K1P 1C7
Telephone: (613) 239-5178
FAX: (613) 239-5393

Plan sectoriel du parc du lac Leamy
Lake Leamy park sectorial plan
1. Répartition des fonctions
Land use distribution

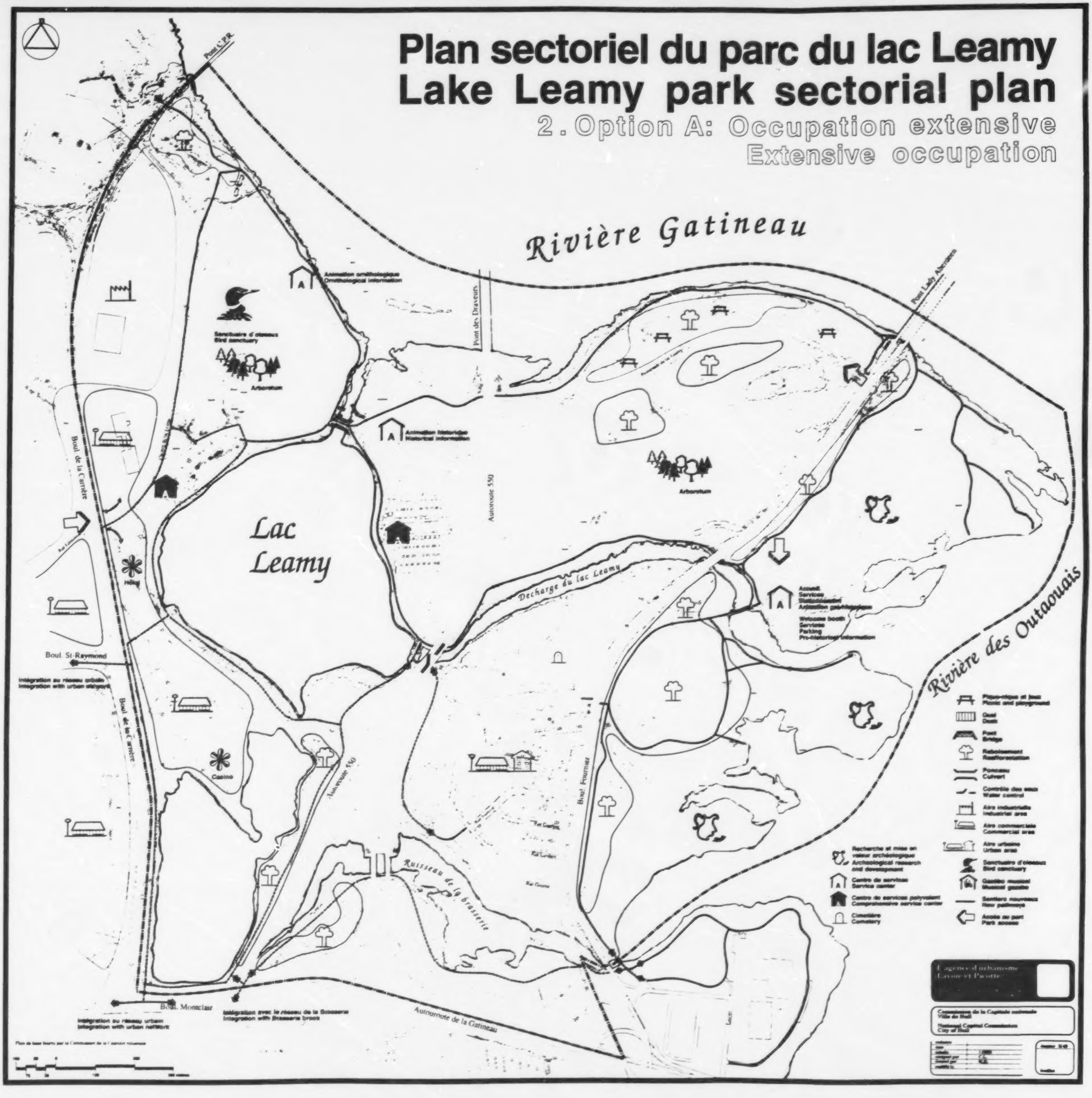

Pont C.P.R.
Rivière Gatineau
Pont des Draveurs
Pont Lady Aberdeen
Aire industrielle
Industrial area
Aire de conservation
Conservation area
Aire récréo-touristique
Recreo-touristic area
Boul. de la Carrière
Aire d'accueil
Service area
Aire récréo-touristique
Recreo-touristic area
Autoroute 550
Aire de conservation
Conservation area
Lac
Leamy
Aire d'accueil
Service area
Aire de conservation
Conservation area
Décharge du lac Leamy
Aire d'accueil
Service area
Rivière des Outaouais
Aire commerciale
Commercial area
Boul. St-Raymond
Cimetière
Cemetery
Boul. de la Carrière
Aire commerciale
Commercial area
Aire de conservation
Conservation area
Autoroute 550
Occupation urbaine
Urban occupation
Boul. Fournier
Aire commerciale
Commercial area
Aire de jeux
Playground area
Ruisseau de la brasserie
Aire de conservation
Conservation area
Aire de conservation
Conservation area
Boul. Montclair
Autoroute de la Gatineau

L'agence d'urbanisme
Lavoie et Picotte

Commission de la Capitale nationale
Ville de Hull

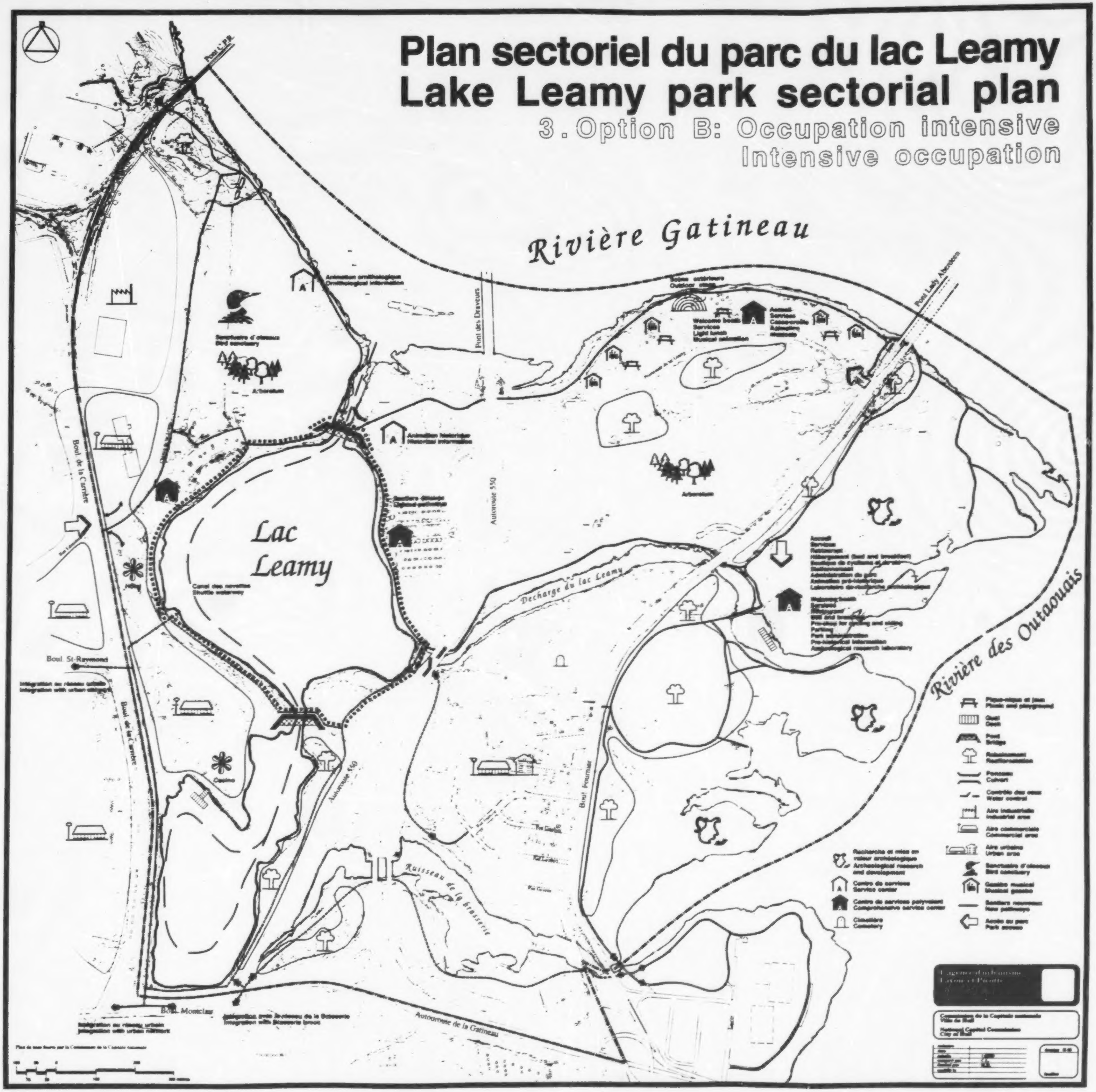
National Capital Commission
City of Hull

Plan sectoriel du parc du lac Leamy
Lake Leamy park sectorial plan
2. Option A: Occupation extensive
Extensive occupation


Pont C.P.R.
Rivière Gatineau
Animation ornithologique
Ornithological information
Sanctuaire d'oiseaux
Bird sanctuary
Arboretum
Pont des Draveurs
Animation historique
Historical information
Autoroute 550
Arboretum
Pont Lady Aberdeen
Lac Leamy
Boul. de la Carrière
Hôtel
Décharge du lac Leamy
Accueil
Services
Stationnement
Animation préhistorique
Welcome booth
Services
Parking
Pre-historical information
Rivière des Outaouais
Boul. St-Raymond
Intégration au réseau urbain
Integration with urban network
Boul. de la Carrière
Casino
Autoroute 550
Boul. Fournier
Ruisseau de la brasserie
Boul. Montclair
Intégration au réseau urbain
Integration with urban network
Intégration avec le réseau de la Brasserie
Integration with Brasserie brook
Autouroute de la Gatineau
Plan de base fourni par la Commission de la Capitale nationale
Pique-nique et jeux
Picnic and playground
Quai
Dock
Pont
Bridge
Reboisement
Reafforestation
Ponceau
Culvert
Contrôle des eaux
Water control
Aire industrielle
Industrial area
Aire commerciale
Commercial area
Aire urbaine
Urban area
Sanctuaire d'oiseaux
Bird sanctuary
Gazébo musical
Musical gazebo
Sentiers nouveaux
New pathways
Accès au parc
Park access
Recherche et mise en valeur archéologique
Archeological research and development
Centre de services
Service center
Centre de services polyvalent
Comprehensive service center
Cimetière
Cemetery
L'agence d'urbanisme
Lavoie et Picotte
Commission de la Capitale nationale
Ville de Hull
National Capital Commission
City of Hull

Plan sectoriel du parc du lac Leamy
Lake Leamy park sectorial plan

3. Option B: Occupation intensive
Intensive occupation


Rivière Gatineau
Rivière des Outaouais
Lac Leamy
Pont C.P.R.
Pont des Draveurs
Pont Lady Aberdeen
Autoroute 550
Boul. de la Carrière
Boul. St-Raymond
Boul. Montclair
Boul. Fournier
Décharge du lac Leamy
Ruisseau de la brasserie
Autoroute de la Gatineau
Animation ornithologique
Ornithological information
Sanctuaire d'oiseaux
Bird sanctuary
Arboretum
Animation historique
Historical information
Sentiers élevés
Elevated pathways
Canal des navettes
Shuttle waterway
Casino
Scène extérieure
Outdoor stage
Welcome booth
Services
Light lunch
Musical animation
Accueil
Services
Casse-croûte
Animation musicale
Welcome booth
Services
Parking
Park administration
Pre-historical information
Archeological research laboratory
Intégration au réseau urbain
Integration with urban network
Intégration avec le ruisseau de la Brasserie
Integration with Brasserie brook
Plan de base fourni par la Commission de la Capitale nationale
Pique-nique et jeux
Picnic and playground
Quai
Dock
Pont
Bridge
Reboisement
Reforestation
Ponceau
Culvert
Contrôle des eaux
Water control
Aire industrielle
Industrial area
Aire commerciale
Commercial area
Aire urbaine
Urban area
Sanctuaire d'oiseaux
Bird sanctuary
Gazebo musical
Musical gazebo
Sentiers nouveaux
New pathways
Accès au parc
Park access
Recherche et mise en valeur archéologique
Archeological research and development
Centre de services
Service center
Centre de services polyvalent
Comprehensive service center
Cimetière
Cemetery
Commission de la Capitale nationale
Ville de Hull
National Capital Commission
City of Hull

LA CONSULTATION SUR LE PROJET

1. LE COMPTE-RENDU DE LA CONSULTATION PUBLIQUE DU 03 MAI 1995

Lieu: au sous-sol du restaurant "Chez Mon Oncle Antoine"

Horaire:

- de 16:00 à 19:00: "Opération Portes ouvertes";
- de 19:00 à 21:30:Présentation du dossier, réception des commentaires et interrogations et discussions avec les intervenants.

Rédacteur du compte-rendu: Claude Lavoie, urbaniste-conseil

Ce compte-rendu regroupe par thème les interventions des participants.

LA PARTICIPATION

À partir de l'ouverture de la salle à 16:00 heures, la participation des citoyens a été soutenue. Plusieurs dizaines de personnes sonts venues étudier les plans et interroger les personnes ressources.

La salle était comble au moment de la présentation formelle du projet à 19:00 heures. Le registre des signatures comprend 99 participants. Cependant, on peut estimer qu'une trentaine d'autres personnes ont participé sans signer ledit registre.

Les 41 interventions au microphone ont toutes été de haut niveau d'intérêt, tout comme les 8 mémoires écrits qui ont été soumis entre le 5 et le 15 mai.

1. L'historique

Ce serait vers le début des années 70 que le lac Leamy aurait été fermé, à cause de la mauvaise qualité des eaux des deux rivières étant donné, qu'à cette époque, il n'y avait pas de réseaux d'épuration des eaux usées.

2. La navigation

Le lac et la carrière doivent être ouverts pour accueillir les plaisanciers et la marina devrait être suffisament équipée pour le stationnement permanent des bateaux.

Il faudrait définir la longueur, la largeur et la hauteur des bateaux qui pourraient avoir le droit de pénétrer dans le lac Leamy et la carrière.

Les bateaux devraient avoir accès à des services lorsqu'ils sont au quai, sans nécéssairement comprendre le vidange des réservoirs d'eaux usées ou le remplissage des réservoirs d'essence.

Les services aux navigateurs de plaisance sont déjà disponibles à la marina du parc Jacques-Cartier. Il serait intéressant d'établir une collaboration entre cette marina et les quais qui sont envisagés dans la carrière pour le casino.

Il faudrait envisager la possibilité d'une nuitée pour les bateaux qui accostent en fin de journée au quai du casino, étant donné qu'il n'est pas sécuritaire de circuler la nuit sur les plans d'eau de la région et que, de toute façon, si l'on envisageait une navigation de nuit, il faudrait disposer de bouées lumineuses dans la carrière, le lac et les rivières de la région. De plus, il est à peu près impossible pour un navigateur de se trouver une place dans une marina en fin de soirée ou au début de la nuit. C'est pourquoi les navigateurs devraient avoir le droit de séjourner durant la nuit au quai du casino.
Les amateurs de planches à voile pourraient se voir restreindre par la présence de la navigation motorisée sur le lac Leamy.

La gestion des déchets domestiques venant des embarcations peut être un enjeu dans le dossier du quai du casino.

Il y aurait peut-être lieu de penser à développer davantage le quai de la marina de Hull au parc Jacques-Cartier, avant d'en ouvrir une dans la carrière et d'aménager un système de navettes entre la marina et le casino.

La CCN et la ville de Hull ne devraient pas favoriser la clientèle privilégiée au détriment de la clientèle moins aisée.

L'association touristique de l'Outaouais favorise la navigation de plaisance et la présence d'un quai pour les petites embarcations près du casino. Les technologies modernes permettent de diminuer sensiblement les risques de pollution dûs à la navigation de plaisance.

La marina de Rockliffe offre déjà un service de taxi maritime et elle est intéressée à pouvoir accéder au casino pour élargir les services à sa clientèle.

Etant donné les risques de pollution dans le lac Leamy, il faudrait envisager la construction d'un canal séparé pour que les embarcations puissent relier la rivière à la carrière sans passer par le lac Leamy.

Même si les projets initiaux prévoient seulement vingt à trente embarcations, il est certain, qu'à long terme, ce nombre va augmenter substantiellement.

Il est extrêmement important de prévoir des mécanismes de contrôle à l'entrée du lac ainsi que de la vitesse et des manoeuvres des bateaux sur les plans d'eau du parc.

Il faudrait que la navigation sur le lac soit extrêmement réduite en terme de volume et de vitesse afin de ne pas affecter le rivage et, plus particulièrement, la plage.

La présence du quai pour le casino reflète les conflits classiques entre les intétêts privés de la minorité et l'intérêt public de la majorité.

Les expériences récentes dans ce type d'aménagement ne sont pas nécéssairement concluantes et il est difficile d'être optimistes par rapport au projet d'aménagement de navigation sur le lac.

3. Le développement récréo-touristique

La collectivité d'affaire et les milieux gouvernementaux devraient être beaucoup plus agressifs en terme de développement commercial, particulièrement pour la restauration. Très peu d'établissements de restauration sont disponibles pour les navigateurs dans la région et ceux qui existent sont situés du côtés ontarien.

4. Les investissements de la CCN

Etant donné que la CCN a investi beaucoup sur les équipements et les aménagements sur le côté ontarien, il est tout-à-fait raisonnable que cette dernière investisse d'avantage du côté québecois.

Il est normal que la CCN investisse d'avantage du côté québecois pour rétablir l'équilibre entre les deux côtés de la rivière.

5. Les centres d'intérêt du parc

L'intérêt pour la paléontologie et la géologie ont été oubliés dans la conception du parc. La carrière constitue un site exceptionnel pour la connaissance et l'interprétation de l'histoire de la formation géologique de la région. L'Université du Québec est très intéressée à travailler à l'interprétation et à la diffusion des connaissances en rapport avec la carrière, particulièrement au moment de la construction d'une passerelle en totalité ou en partie le long des falaises. On pourrait alors permettre à la population de constater la présence des fossiles et des couches de calcaire qui se sont déposés à l'époque où la région jouissait d'un climat tropical.

Au lieu de prévoir des projets de développement reliés aux activités récréo-touristiques proposées, il faudrait envisager la constitution d'un jardin botanique et d'un jardin zoologique.

6. Le réaménagement de la carrière

Il faudrait s'inspirer de l'exemple de Victoria en Colombie-Britannique où le Busch Garden a été aménagé dans une ancienne carrière.

L'exemple de Busch Garden peut difficilement s'appliquer à notre secteur, étant donné que cet aménagement a été payé totalement par la famille qui a exploité la carrière pendant plusieurs générations.

7. La faune aquatique

Il est très important de contrôler la progression de la moule zébrée dans le lac Leamy et la carrière.

L'étude sur la faune aquatique sera modifiée pour inclure l'analyse de la présence de la moule zébrée.

8. La flore

Il est malheureux que nous ne soit pas disponible un inventaire détaillé du bilan de santé de la forêt.

Il faudrait envisager un programme de reboisement pour contrer la détérioration de certaines parties de la forêt et en assurer la vivacité.

9. Le voisinage des fonctions

Il est très important de prévoir l'intégration des visiteurs du casino aux zones naturelles du parc et aux activités qui sont prévues dans les aires d'activités récréo-touristiques.

Les propositions sont très attrayantes puisqu'elles considèrent la juxtaposition des activités touristiques et récréatives avec les considérations environnementales. Il est essentiel d'assurer cette harmonie dans toute la planification.

10. Les fonctions du parc

Le projet de l'option 2 est inapproprié puisqu'on y prévoit un aménagement de style "Disneyland". Il faudrait plutôt conserver le site dans son état naturel.

La présence de la marina et des autres activités récréo-touristiques limitent l'accès d'une grande partie de la population au parc Leamy. Ces aménagements sont conçus exclusivement pour les usagers bien nantis et uniquement en fonction du profit. On élimine ainsi une population qui habite près du lac et qui ne pourrait plus en profiter. La plage doit être conservée et améliorée. On doit éviter la création des problèmes de pollution.

Il pourrait être opportun d'aménager un terrain de camping-caravaning pour répondre aux besoins de ce genre d'activité.

11. Le casino

Il est important que la collectivité puisse tirer profit d'une partie des revenus du casino. Ainsi, les aménagements des alentours du casino devraient être payés par celui-ci.

12. Le développement récréo-touristique

Le milieu des affaires de Hull désire que soit prévues de nombreuses activités dans le parc et autour du lac, mais surtout à l'extérieur de la zone du lac.

Le développement touristique de la région de l'Outaouais doit profiter des retombées économiques de la présence du casino.

Il faut profiter de la présence du casino pour créer des emplois permanents et saisonniers dans l'industrie récréo-touristique de l'Outaouais.

13. Les coûts des projets

Il est important de connaître les coûts attribués à chacune des options présentées.

Il est important de répartir les coûts entre les différents intervenants, selon leurs capacités et selon les retombées qui sont propres à leurs activités.

14. La gestion et l'entretien

Il est important de contrôler la présence des utilisateurs dans les milieux à protéger. Même si des panneaux indicateurs à venir sont importants, il faudrait peut-être envisager d'autres types de contrôle pour mieux encadrer la présence des utilisateurs.

La tonte de l'herbe et du gazon devrait avoir lieu plus fréquemment afin de donner une meilleure image au parc.

15. Le choix des options

Le milieu socio-économique et le monde du tourisme favorisent l'option 2 avec l'accès au lac, à la carrière et aux bateaux de plaisance.

Même si l'option 2 est favorisée, il faudrait faire attention au rivage afin de ne pas accroître les problèmes d'érosion déjà rencontrés.

Il est préférable de choisir l'option 2 puisqu'ainsi, la qualité de l'eau sera nettement améliorée.

Les plans d'eau devraient être développés au maximum tout en respectant l'environnement.

L'ouverture des plans d'eau permettra un meilleur contrôle de la qualité de l'eau, tout en permettant le développement d'activités économiques intéressantes pour la région.

L'option 2 montre que la population de l'Outaouais prend en main ses destinés socio-économiques en favorisant un développement récréo-touristique.

L'option 2 permet d'envisager le développement économique en fonction des intérêts régionaux.

L'option 1 permet de conserver le milieu naturel, tout en améliorant la qualité de l'eau.

LA CONSULTATION SUR LE PROJET
2. LES MÉMOIRES SOUMIS

1. La Société de planification et d'études de l'environnement

- Favorise l'option A,
- Refuse la navigation,
- Recommande une navette terrestre, entre l'embouchure du ruisseau de la Brasserie et le casino,
- La navigation provoquerait la construction de ponts très élevés, qui deviendraient un impact visuel majeur.

2. Conseil régional de l'environnement et de développement durable de l'Outaouais

- La notion d'espace vert doit être conservée,
- Le lac doit être ouvert vers les deux rivières pour bonifier la qualité de l'eau,
- Favoriserait l'ouverture de la carrière, sous réserve de certaines études.

3. La Société de Paléontologie du Québec

- Appuie la conservation du parc du lac Leamy,
- Propose son assistance pour tous les travaux scientifiques, géologie, paléontologie, stratigraphie, etc.
- Appuie l'aménagement d'un bâtiment d'accueil pour les chercheurs,
- Veut développer les aspects géologiques et paléontologiques lors de l'ouverture de la carrière vers le lac,
- Les fossiles pourraient être exposés au public.

4. André Beauchemin

- Favorise l'option B,
- Les navigateurs de plaisance sont disciplinés en regard du respect de l'environnement,
- La marina du casino devrait accueillir des courts séjours et offrir tous les services habituels nécessités par les embarcations,
- Le décor et l'ambiance seraient rehaussés par la présence d'une marina.

5. Alain Bonneau

- Le site doit être connu et accessible à la population de la région et aux touristes,
- Favorise l'ouverture de la carrière et la navigation, mais avec un contrôle sur le nombre et la vitesse des embarcations,
- La région pourrait accueillir plus de bateaux en agrandissant celle de Hull ou en construisant une autre marina,
- Les berges doivent être nettoyées, le milieu reboisé et entretenu,
- Favorise le réseau de sentiers proposés,
- Propose un sentier entre Gatineau Boom et le pont Aberdeen en longeant la rive, et un autre sentier sur la rive nord du ruisseau de la Brasserie entre l'autoroute et le boulevard Fournier,
- Propose la reconstruction du pavillon de la plage dans le style des pavillons du parc Morissette et du lac Dow, avec une utilisation permanente et de services de location (canots, planches, etc.),
- Le pavillon de la plage pourrait être géré par le club des ornithologues ou le musée canadien de la nature,

6. Denis Gélinas, Place des Carrières

- Où doit-on aménager les futurs stationnements pour accueillir les utilisateurs du parc?
- A-t-on prévu un ratio entre le stationnement et le nombre d'usagers selon les activités?
- Favorise l'option B.

7. Laurier Parenteau

- Refuse l'option B,
- Les avantages de cette option ne comprennent pas les inconvénients,
- La navigation ainsi que l'éclairage du sentier en pourtour du lac vont perturber les oiseaux,
- La navigation de plaisance n'apportera rien à la collectivité sur le plan économique,
- On peut accueillir les navigateurs ailleurs et ils dépenseront quand même au casino.

8. Gilles Lévesque

- Favorise l'ouverture du lac pour bonifier l'eau,
- Veut voir le secteur privé participer au développement durable du parc,
- Vise un objectif de 2500 visiteurs par jour dans le parc, soit la moitié de la clientèle du casino,
- Favorise l'accroissement des activités récréatives, des services touristiques et des activités commerciales reliées à l'environnement, la flore, l'archéologie, etc.,
- Propose un jardin botanique thématique axé sur les saisons et les éléments primordiaux (terre, eau, feu et air),
- Recommande le contrôle sévère de la moule zébrée sur les embarcations qui pénètreraient dans le lac,
- Le risque de pollution par les embarcations doit être contrôlé par des estacades,
- Pour l'oxygénation du lac, il propose une fontaine éclairée en forme d'arche, de 100 m. de hauteur. Elle deviendrait une marque dans le paysage et un point de repère pour les deux rives de l'Outaouais.